

Eagle View

FINANCIAL ANALYSIS

5 May 2025

Term in Years	30	Inflation	6.00%	VAT	15.00%
Interest Rate	11.00%	Rental Escalation	6.00%	Levies - Rate per s	25

Option 1: 100% Financing																							
Total No. of Units	Layout	Floor	GF size INCL Garage	FF Size	Covered Patio size	Total Size	Single Garage	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	100% Finance over 30 Years at a 11.00% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	Rental Management at 11% incl VAT	Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
17	3B2.5B	GF & FF	64	55	9	128	Yes	1,695,000	0	1,695,000	12,500	16,142	0	1,450.00	1,644.75	1,438	150,000	8.85%	-8,174	-7,696	-7,189	-6,652	-6,083

Option 2: 90% Financing																							
Total No. of Units	Layout	Floor	GF size INCL Garage	FF Size	Covered Patio size	Total Size	Single Garage	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	90% Finance over 30 Years at a 11.00% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	Rental Management at 11% incl VAT	Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
17	3B2.5B	GF & FF	64	55	9	128	Yes	1,695,000	169,500	1,525,500	12,500	14,528	0	1,450.00	1,644.75	1,438	150,000	8.85%	-6,560	-6,082	-5,575	-5,038	-4,469

Option 3: 80% Financing																							
Total No. of Units	Layout	Floor	GF size INCL Garage	FF Size	Covered Patio size	Total Size	Single Garage	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	80% Finance over 30 Years at a 11.00% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	Rental Management at 11% incl VAT	Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
17	3B2.5B	GF & FF	64	55	9	128	Yes	1,695,000	339,000	1,356,000	12,500	12,914	0	1,450.00	1,644.75	1,438	150,000	8.85%	-4,946	-4,468	-3,961	-3,424	-2,854

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
3B2.5B	12,500	13,250	14,045	14,888	15,781

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
3B2.5B	1,450	1,537	1,629	1,727	1,831

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
3B2.5B	0	0	0	0	0	0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
3B2.5B	1,045	1,743	1,848	1,959	2,076

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Rental Management	Year 1 (10% + VAT)	Year 2 (10% + VAT)	Year 3 (10% + VAT)	Year 4 (10% + VAT)	Year 5 (10% + VAT)
3B2.5B	1,438	1,524	1,615	1,712	1,815