

**FINANCIAL ANALYSIS**  
7 May 2025

Term in Years 30  
Interest Rate 11.00%

Inflation 6.00%  
Rental Escalation 7.00%

VAT 15.00%  
Levies - Rate per sqm See below



**Option 1: 100% Financing**

Section Number	Floor	Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	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 (Excl. Effluent charge recovery)	Monthly BC Levy Estimate (Incl. Property Rates (Incl. Refuse))	Rental Management at 11.5% 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	
143	Ground Floor	Studio	33		33	0	R810,000		810,000	7,300	7,714	0	730	1,058	825	0	87,600	10.51%	-2,297	-1,968	-1,550	-1,816	-1,171
203	Ground Floor	Studio	33		33	0	R810,000		810,000	6,900	7,714	0	730	1,058	825	0	82,800	10.22%	-2,697	-2,372	-1,982	-2,049	-1,635
72	1st Floor	Studio	33		33	0	R799,000		799,000	6,700	7,609	0	730	1,058	731	0	80,400	10.06%	-2,698	-2,369	-1,987	-2,050	-1,643
128	1st Floor	Studio	33		33	0	R799,000		799,000	6,750	7,609	0	730	1,058	731	0	81,000	10.14%	-2,648	-2,319	-1,933	-1,995	-1,585
148	1st Floor	Studio	33		33	0	R799,000		799,000	7,000	7,609	0	730	1,058	731	0	84,000	10.51%	-2,398	-2,067	-1,663	-1,724	-1,295
168	1st Floor	Studio	33		33	0	R799,000		799,000	6,700	7,609	0	730	1,058	731	0	80,400	10.06%	-2,698	-2,369	-1,987	-2,050	-1,643
208	1st Floor	Studio	33		33	0	R799,000		799,000	6,700	7,609	0	730	1,058	731	0	80,400	10.06%	-2,698	-2,369	-1,987	-2,050	-1,643
228	1st Floor	Studio	33		33	0	R799,000		799,000	6,800	7,609	0	730	1,058	731	0	83,600	10.47%	-2,428	-2,097	-1,696	-1,757	-1,330
77	2nd Floor	Studio	33		33	0	R799,000		799,000	6,700	7,609	0	730	1,058	731	0	80,400	10.06%	-2,698	-2,369	-1,987	-2,050	-1,643
97	2nd Floor	Studio	33		33	0	R799,000		799,000	6,500	7,609	0	730	1,058	731	0	78,000	9.76%	-2,898	-2,571	-2,203	-2,266	-1,875
133	2nd Floor	Studio	33		33	0	R799,000		799,000	6,950	7,609	0	730	1,058	731	0	83,400	10.44%	-2,448	-2,117	-1,717	-1,778	-1,353
153	2nd Floor	Studio	33		33	0	R799,000		799,000	6,400	7,609	0	730	1,058	731	0	76,800	9.61%	-2,998	-2,672	-2,311	-2,375	-1,991
173	2nd Floor	Studio	33		33	0	R799,000		799,000	6,700	7,609	0	730	1,058	731	0	80,400	10.06%	-2,698	-2,369	-1,987	-2,050	-1,643
213	2nd Floor	Studio	33		33	0	R799,000		799,000	6,400	7,609	0	730	1,058	731	0	76,800	9.61%	-2,998	-2,672	-2,311	-2,375	-1,991
233	2nd Floor	Studio	33		33	0	R799,000		799,000	6,700	7,609	0	730	1,058	731	0	80,400	10.06%	-2,698	-2,369	-1,987	-2,050	-1,643
82	3rd Floor	Studio	33		33	0	R799,000		799,000	6,700	7,609	0	730	1,058	731	0	80,400	10.06%	-2,698	-2,369	-1,987	-2,050	-1,643
102	3rd Floor	Studio	33		33	0	R799,000		799,000	6,700	7,609	0	730	1,058	731	0	80,400	10.06%	-2,698	-2,369	-1,987	-2,050	-1,643
158	3rd Floor	Studio	33		33	0	R799,000		799,000	6,400	7,609	0	730	1,058	731	0	76,800	9.61%	-2,998	-2,672	-2,311	-2,375	-1,991
178	3rd Floor	Studio	33		33	0	R799,000		799,000	7,800	7,609	0	730	1,058	731	0	93,600	11.71%	-1,598	-1,260	-800	-857	-367
218	3rd Floor	Studio	33		33	0	R799,000		799,000	7,800	7,609	0	730	1,058	731	0	93,600	11.71%	-1,598	-1,260	-800	-857	-367
238	3rd Floor	Studio	33		33	0	R799,000		799,000	6,500	7,609	0	730	1,058	731	0	78,000	9.76%	-2,898	-2,571	-2,203	-2,266	-1,875
306	3rd Floor	Studio	33		33	0	R799,000		799,000	6,500	7,609	0	730	1,058	731	0	78,000	9.76%	-2,898	-2,571	-2,203	-2,266	-1,875
2	Ground Floor	1Bed 1Bath	46		46	0	R999,000		999,000	8,950	9,514	18,000	908	1,237	927	0	107,400	10.75%	-1,228	-2,763	-2,273	-1,748	-1,185
3	Ground Floor	1Bed 1Bath	46		46	0	R999,000		999,000	8,200	9,514	18,000	908	1,237	927	0	98,400	9.85%	-1,978	-3,473	-3,033	-2,561	-2,055
34	Ground Floor	1Bed 1Bath	46		46	0	R999,000		999,000	8,200	9,514	18,000	908	1,237	927	0	98,400	9.85%	-1,978	-3,473	-3,033	-2,561	-2,055
35	Ground Floor	1Bed 1Bath	46		46	0	R999,000		999,000	8,950	9,514	18,000	908	1,237	927	0	107,400	10.75%	-1,228	-2,763	-2,273	-1,748	-1,185
51	Ground Floor	1Bed 1Bath	46		46	0	R999,000		999,000	8,200	9,514	18,000	908	1,237	927	0	98,400	9.85%	-1,978	-3,473	-3,033	-2,561	-2,055
66	Ground Floor	1Bed 1Bath	46		46	0	R999,000		999,000	8,950	9,514	18,000	908	1,237	927	0	107,400	10.75%	-1,228	-2,763	-2,273	-1,748	-1,185
68	Ground Floor	1Bed 1Bath	46		46	0	R999,000		999,000	8,200	9,514	18,000	908	1,237	927	0	98,400	9.85%	-1,978	-3,473	-3,033	-2,561	-2,055
86	Ground Floor	1Bed 1Bath	46		46	0	R999,000		999,000	8,950	9,514	18,000	908	1,237	927	0	107,400	10.75%	-1,228	-2,763	-2,273	-1,748	-1,185
106	Ground Floor	1Bed 1Bath	46		46	0	R999,000		999,000	8,200	9,514	18,000	908	1,237	927	0	98,400	9.85%	-1,978	-3,473	-3,033	-2,561	-2,055
222	Ground Floor	1Bed 1Bath	46		46	0	R999,000		999,000	8,950	9,514	18,000	908	1,237	927	0	107,400	10.75%	-1,228	-2,763	-2,273	-1,748	-1,185
7	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	7,500	8,561	18,000	908	1,237	927	0	90,000	10.01%	-1,725	-3,184	-2,790	-2,368	-1,915
23	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,000	8,561	18,000	908	1,237	927	0	96,000	10.68%	-1,225	-2,710	-2,284	-1,826	-1,335
73	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,000	8,561	18,000	908	1,237	927	0	96,000	10.68%	-1,225	-2,710	-2,284	-1,826	-1,335
127	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,400	8,561	18,000	908	1,237	927	0	100,800	11.21%	-825	-2,332	-1,878	-1,392	-871
129	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,200	8,561	18,000	908	1,237	927	0	98,400	10.95%	-1,025	-2,521	-2,081	-1,609	-1,103
149	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,050	8,561	18,000	908	1,237	927	0	96,600	10.75%	-1,175	-2,863	-2,233	-1,772	-1,277
167	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,050	8,561	18,000	908	1,237	927	0	96,600	10.75%	-1,175	-2,863	-2,233	-1,772	-1,277
169	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	7,700	8,561	18,000	908	1,237	927	0	92,400	10.28%	-1,525	-2,994	-2,588	-2,151	-1,683
187	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	7,800	8,561	18,000	908	1,237	927	0	93,600	10.41%	-1,425	-2,900	-2,486	-2,043	-1,567
207	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,300	8,561	18,000	908	1,237	927	0	99,600	11.08%	-925	-2,426	-1,980	-1,501	-987
209	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,900	8,561	18,000	908	1,237	927	0	99,600	11.08%	-925	-2,426	-1,980	-1,501	-987
229	1st Floor	1Bed 1Bath	46		46	0	R899,000		899,000	7,900	8,561	18,000	908	1,237	927	0	90,000	10.01%	-1,325	-3,184	-2,790	-2,368	-1,915
59	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	7,500	8,561	18,000	908	1,237	927	0	94,800	10.55%	-1,725	-2,805	-2,385	-1,934	-1,451
76	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,200	8,561	18,000	908	1,237	927	0	98,400	10.95%	-1,025	-2,521	-2,081	-1,609	-1,103
78	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,700	8,561	18,000	908	1,237	927	0	104,400	11.61%	-525	-2,048	-1,574	-1,067	-523
96	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	7,700	8,561	18,000	908	1,237	927	0	92,400	10.28%	-1,525	-2,994	-2,588	-2,151	-1,683
98	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,700	8,561	18,000	908	1,237	927	0	104,400	11.61%	-525	-2,048	-1,574	-1,067	-523
132	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	7,950	8,561	18,000	908	1,237	927	0	95,400	10.61%	-1,275	-2,758	-2,334	-1,880	-1,393
152	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	7,650	8,561	18,000	908	1,237	927	0	91,800	10.21%	-1,575	-3,042	-2,638	-2,205	-1,741
154	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,500	8,561	18,000	908	1,237	927	0	102,000	11.35%	-725	-2,237	-1,777	-1,284	-755
172	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	7,900	8,561	18,000	908	1,237	927	0	94,800	10.55%	-1,325	-2,805	-2,385	-1,934	-1,451
174	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	8,050	8,561	18,000	908	1,237	927	0	96,600	10.75%	-1,175	-2,863	-2,233	-1,772	-1,277
192	2nd Floor	1Bed 1Bath	46		46	0	R899,000		899,000	7,950	8,561	18,000	908	1,237	927	0	95,400	10.61%	-1,275	-2,758	-2,334	-1,880	-1,393

334	2nd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,950	8,561	18,000	908	1,237	927	0	95,400	10.61%	-1,275	-2,758	-2,334	-1,880	-1,393
335	2nd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,950	8,561	18,000	908	1,237	927	0	95,400	10.61%	-1,275	-2,758	-2,334	-1,880	-1,393
14	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,700	8,561	18,000	908	1,237	927	0	92,400	10.28%	-1,525	-2,994	-2,588	-2,151	-1,683
15	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,700	8,561	18,000	908	1,237	927	0	92,400	10.28%	-1,525	-2,994	-2,588	-2,151	-1,683
31	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,450	8,561	18,000	908	1,237	927	0	89,400	9.94%	-1,775	-3,231	-2,841	-2,422	-1,973
46	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,700	8,561	18,000	908	1,237	927	0	92,400	10.28%	-1,525	-2,994	-2,588	-2,151	-1,683
47	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	8,200	8,561	18,000	908	1,237	927	0	98,400	10.95%	-1,025	-2,521	-2,081	-1,609	-1,103
62	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,750	8,561	18,000	908	1,237	927	0	93,000	10.34%	-1,475	-2,947	-2,537	-2,097	-1,625
63	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,700	8,561	18,000	908	1,237	927	0	92,400	10.28%	-1,525	-2,994	-2,588	-2,151	-1,683
81	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	8,700	8,561	18,000	908	1,237	927	0	104,400	11.61%	-525	-2,048	-1,574	-1,067	-523
83	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,450	8,561	18,000	908	1,237	927	0	89,400	9.94%	-1,775	-3,231	-2,841	-2,422	-1,973
101	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	8,700	8,561	18,000	908	1,237	927	0	104,400	11.61%	-525	-2,048	-1,574	-1,067	-523
103	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,450	8,561	18,000	908	1,237	927	0	89,400	9.94%	-1,775	-3,231	-2,841	-2,422	-1,973
119	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,450	8,561	18,000	908	1,237	927	0	89,400	9.94%	-1,775	-3,231	-2,841	-2,422	-1,973
137	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,400	8,561	18,000	908	1,237	927	0	88,800	9.88%	-1,825	-3,279	-2,892	-2,476	-2,031
139	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,450	8,561	18,000	908	1,237	927	0	89,400	9.94%	-1,775	-3,231	-2,841	-2,422	-1,973
157	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,950	8,561	18,000	908	1,237	927	0	95,400	10.61%	-1,275	-2,758	-2,334	-1,880	-1,393
159	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,700	8,561	18,000	908	1,237	927	0	92,400	10.28%	-1,525	-2,994	-2,588	-2,151	-1,683
179	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,700	8,561	18,000	908	1,237	927	0	92,400	10.28%	-1,525	-2,994	-2,588	-2,151	-1,683
199	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,800	8,561	18,000	908	1,237	927	0	93,600	10.41%	-1,425	-2,900	-2,486	-2,043	-1,567
217	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,500	8,561	18,000	908	1,237	927	0	90,000	10.01%	-1,725	-3,184	-2,790	-2,368	-1,915
219	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,500	8,561	18,000	908	1,237	927	0	90,000	10.01%	-1,725	-3,184	-2,790	-2,368	-1,915
237	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,450	8,561	18,000	908	1,237	927	0	89,400	9.94%	-1,775	-3,231	-2,841	-2,422	-1,973
239	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,700	8,561	18,000	908	1,237	927	0	92,400	10.28%	-1,525	-2,994	-2,588	-2,151	-1,683
254	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,750	8,561	18,000	908	1,237	927	0	93,000	10.34%	-1,475	-2,947	-2,537	-2,097	-1,625
255	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,750	8,561	18,000	908	1,237	927	0	93,000	10.34%	-1,475	-2,947	-2,537	-2,097	-1,625
271	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,750	8,561	18,000	908	1,237	927	0	93,000	10.34%	-1,475	-2,947	-2,537	-2,097	-1,625
286	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,750	8,561	18,000	908	1,237	927	0	93,000	10.34%	-1,475	-2,947	-2,537	-2,097	-1,625
287	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,800	8,561	18,000	908	1,237	927	0	93,600	10.41%	-1,425	-2,900	-2,486	-2,043	-1,567
322	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,450	8,561	18,000	908	1,237	927	0	89,400	9.94%	-1,775	-3,231	-2,841	-2,422	-1,973
323	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,800	8,561	18,000	908	1,237	927	0	93,600	10.41%	-1,425	-2,900	-2,486	-2,043	-1,567
338	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,750	8,561	18,000	908	1,237	927	0	93,000	10.34%	-1,475	-2,947	-2,537	-2,097	-1,625
339	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,750	8,561	18,000	908	1,237	927	0	93,000	10.34%	-1,475	-2,947	-2,537	-2,097	-1,625
355	3rd Floor	1Bed 1Bath	46	46	0	R899,000	899,000	7,750	8,561	18,000	908	1,237	927	0	93,000	10.34%	-1,475	-2,947	-2,537	-2,097	-1,625
21	1st Floor	2Bed 1Bath	63	63	0	R1,175,000	1,175,000	10,600	11,190	49,800	1,145	1,473	1,084	0	127,200	10.83%	-397	-1,239	-858	-1,122	-1,145
90	1st Floor	2Bed 1Bath	63	63	0	R1,175,000	1,175,000	10,000	11,190	49,800	1,145	1,473	1,084	0	120,000	10.21%	-997	-1,881	-1,545	-1,773	-1,842
94	1st Floor	2Bed 1Bath	63	63	0	R1,175,000	1,175,000	10,000	11,190	49,800	1,145	1,473	1,084	0	120,000	10.21%	-997	-1,881	-1,545	-1,773	-1,842
126	1st Floor	2Bed 1Bath	63	63	0	R1,175,000	1,175,000	9,900	11,190	49,800	1,145	1,473	1,084	0	118,800	10.11%	-1,097	-1,988	-1,660	-1,881	-1,958
130	1st Floor	2Bed 1Bath	63	63	0	R1,175,000	1,175,000	9,900	11,190	49,800	1,145	1,473	1,084	0	118,800	10.11%	-1,097	-1,988	-1,660	-1,881	-1,958
186	1st Floor	2Bed 1Bath	63	63	0	R1,175,000	1,175,000	9,900	11,190	49,800	1,145	1,473	1,084	0	118,800	10.11%	-1,097	-1,988	-1,660	-1,881	-1,958
190	1st Floor	2Bed 1Bath	63	63	0	R1,175,000	1,175,000	10,150	11,190	49,800	1,145	1,473	1,084	0	121,800	10.37%	-847	-1,720	-1,374	-1,610	-1,668
206	1st Floor	2Bed 1Bath	63	63	0	R1,175,000	1,175,000	10,150	11,190	49,800	1,145	1,473	1,084	0	121,800	10.37%	-847	-1,720	-1,374	-1,610	-1,668
210	1st Floor	2Bed 1Bath	63	63	0	R1,175,000	1,175,000	10,150	11,190	49,800	1,145	1,473	1,084	0	121,800	10.37%	-847	-1,720	-1,374	-1,610	-1,668
28	2nd Floor	2Bed 1Bath	63	63	0	R1,145,000	1,145,000	9,500	10,904	48,000	1,145	1,473	1,084	0	114,000	9.96%	-1,211	-2,130	-1,782	-2,229	-2,136
95	2nd Floor	2Bed 1Bath	63	63	0	R1,145,000	1,145,000	9,950	10,904	48,000	1,145	1,473	1,084	0	119,400	10.43%	-761	-1,649	-1,267	-1,741	-1,614
99	2nd Floor	2Bed 1Bath	63	63	0	R1,145,000	1,145,000	9,950	10,904	48,000	1,145	1,473	1,084	0	119,400	10.43%	-761	-1,649	-1,267	-1,741	-1,614
191	2nd Floor	2Bed 1Bath	63	63	0	R1,145,000	1,145,000	9,950	10,904	48,000	1,145	1,473	1,084	0	119,400	10.43%	-761	-1,649	-1,267	-1,741	-1,614
195	2nd Floor	2Bed 1Bath	63	63	0	R1,145,000	1,145,000	10,850	10,904	48,000	1,145	1,473	1,084	0	130,200	11.37%	-686	-1,498	-1,111	-1,498	-1,614
211	2nd Floor	2Bed 1Bath	63	63	0	R1,145,000	1,145,000	9,950	10,904	48,000	1,145	1,473	1,084	0	119,400	10.43%	-761	-1,649	-1,267	-1,741	-1,614
215	2nd Floor	2Bed 1Bath	63	63	0	R1,145,000	1,145,000	9,950	10,904	48,000	1,145	1,473	1,084	0	119,400	10.43%	-761	-1,649	-1,267	-1,741	-1,614
29	3rd Floor	2Bed 1Bath	63	63	0	R1,140,000	1,140,000	10,000	10,856	41,400	1,145	1,473	1,084	0	120,000	10.53%	-913	-1,798	-1,212	-1,640	-1,508
32	3rd Floor	2Bed 1Bath	63	63	0	R1,140,000	1,140,000	9,300	10,856	41,400	1,145	1,473	1,084	0	111,600	9.79%	-1,613	-2,547	-2,013	-2,399	-2,320
100	3rd Floor	2Bed 1Bath	63	63	0	R1,140,000	1,140,000	8,900	10,856	41,400	1,145	1,473	1,084	0	106,800	9.37%	-2,013	-2,975	-2,471	-2,832	-2,784
104	3rd Floor	2Bed 1Bath	63	63	0	R1,140,000	1,140,000	8,900	10,856	41,400	1,145	1,473	1,084	0	106,800	9.37%	-2,013	-2,975	-2,471	-2,832	-2,784
200	3rd Floor	2Bed 1Bath	63	63	0	R1,140,000	1,140,000	9,750	10,856	41,400	1,145	1,473	1,084	0	117,000	10.26%	-1,163	-2,065	-1,498	-1,911	-1,798
220	3rd Floor	2Bed 1Bath	63	63	0	R1,140,000	1,140,000	9,900	10,856	41,400	1,145	1,473	1,084	0	118,800	10.42%	-1,013	-1,905	-1,326	-1,748	-1,624
285	3rd Floor	2Bed 1Bath	63	63	0	R1,140,000	1,140,000	9,750	10,856	41,400	1,145	1,473	1,084	0	117,000	10.26%	-1,163	-2,065	-1,498	-1,911	-1,798
1	Ground Floor	2Bed 2Bath	72	72	0	R1,485,000	1,485,000	12,250	14,142	93,000	1,270	1,598	1,254	0	147,000	9.90%	-744	-1,606	-1,812	-1,938	

75	2nd Floor	2Bed 2Bath	72	72	0	R1,299,000	1,299,000	10,850	12,371	89,400	1,270	1,598	1,254	0	130,200	10.02%	-623	-1,582	-1,544	-1,685	-1,651
79	2nd Floor	2Bed 2Bath	72	72	0	R1,299,000	1,299,000	9,900	12,371	89,400	1,270	1,598	1,254	0	118,800	9.15%	-1,573	-2,599	-2,632	-2,715	-2,753
155	2nd Floor	2Bed 2Bath	72	72	0	R1,299,000	1,299,000	10,850	12,371	89,400	1,270	1,598	1,254	0	130,200	10.02%	-623	-1,582	-1,544	-1,685	-1,651
171	2nd Floor	2Bed 2Bath	72	72	0	R1,299,000	1,299,000	10,850	12,371	89,400	1,270	1,598	1,254	0	130,200	10.02%	-623	-1,582	-1,544	-1,685	-1,651
175	2nd Floor	2Bed 2Bath	72	72	0	R1,299,000	1,299,000	11,700	12,371	89,400	1,270	1,598	1,254	0	140,400	10.81%	227	-673	-571	-763	-665
231	2nd Floor	2Bed 2Bath	72	72	0	R1,299,000	1,299,000	10,850	12,371	89,400	1,270	1,598	1,254	0	130,200	10.02%	-623	-1,582	-1,544	-1,685	-1,651
235	2nd Floor	2Bed 2Bath	72	72	0	R1,299,000	1,299,000	10,650	12,371	89,400	1,270	1,598	1,254	0	127,800	9.84%	-823	-1,796	-1,773	-1,902	-1,883
265	2nd Floor	2Bed 2Bath	72	72	0	R1,299,000	1,299,000	9,900	12,371	89,400	1,270	1,598	1,254	0	118,800	9.15%	-1,573	-2,599	-2,632	-2,715	-2,753
13	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	9,700	12,142	78,000	1,270	1,598	1,254	0	116,400	9.13%	-1,794	-2,834	-2,732	-2,953	-2,856
16	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	10,600	12,142	78,000	1,270	1,598	1,254	0	127,200	9.98%	-894	-1,871	-1,702	-1,977	-1,812
45	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	9,700	12,142	78,000	1,270	1,598	1,254	0	116,400	9.13%	-1,794	-2,834	-2,732	-2,953	-2,856
48	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	9,700	12,142	78,000	1,270	1,598	1,254	0	116,400	9.13%	-1,794	-2,834	-2,732	-2,953	-2,856
61	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	9,700	12,142	78,000	1,270	1,598	1,254	0	116,400	9.13%	-1,794	-2,834	-2,732	-2,953	-2,856
64	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	9,700	12,142	78,000	1,270	1,598	1,254	0	116,400	9.13%	-1,794	-2,834	-2,732	-2,953	-2,856
84	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	10,600	12,142	78,000	1,270	1,598	1,254	0	127,200	9.98%	-894	-1,871	-1,702	-1,977	-1,812
156	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	10,150	12,142	78,000	1,270	1,598	1,254	0	121,800	9.55%	-1,344	-2,353	-2,217	-2,465	-2,334
160	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	10,600	12,142	78,000	1,270	1,598	1,254	0	127,200	9.98%	-894	-1,871	-1,702	-1,977	-1,812
176	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	10,600	12,142	78,000	1,270	1,598	1,254	0	127,200	9.98%	-894	-1,871	-1,702	-1,977	-1,812
180	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	9,700	12,142	78,000	1,270	1,598	1,254	0	116,400	9.13%	-1,794	-2,834	-2,732	-2,953	-2,856
236	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	9,700	12,142	78,000	1,270	1,598	1,254	0	116,400	9.13%	-1,794	-2,834	-2,732	-2,953	-2,856
240	3rd Floor	2Bed 2Bath	72	72	0	R1,275,000	1,275,000	9,700	12,142	78,000	1,270	1,598	1,254	0	116,400	9.13%	-1,794	-2,834	-2,732	-2,953	-2,856

**DISCLAIMER**

IGrow makes no warranties, whether expressed or implied, in regard to the email, contents, accuracy, financial projections and/or assumptions nor availability. The User assumes all responsibility and risk for the use of the information and other material provided. IGrow shall not be liable for any loss, injury, damage, cost, penalty or claim resulting from the use of the materials or projections/assumptions, whether direct or indirect. The User indemnifies IGrow and holds it harmless against any and all liability, loss, damage, penalty, cost or claim of whatsoever nature suffered by any third party in relation to any act or omission by the User in relation to the information and the use thereof by the User. Attorney and bond fees for transfer paid by Seller only where appointed attorney attends transfer. This may exclude buyers using bank facilities. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable. \*Rental assist only applicable where buyer signs a rental mandate with IGrow Rentals for the duration of the rental assist offering. Rental assist not applicable to Equity Buyers. Rental assist not applicable on Airbnb or short term letting.