

FINANCIAL ANALYSIS

Term in Years 30
Interest Rate 10.75%

Inflation 6.00%
Rental Escalation 6.00%

VAT 15.00%
Levies - Rate per t 43



PARK CENTRAL
Live LUXSERIOUSLY

Park Central 18 Oct 2024
LONG & SHORT
STAY

Option 1: 100% Financing													Long Stay units = 17 units only					Short Stay = 24 units only					Calculated at an interest rate of 10.75% to indicate 2025 onwards*					
Section number	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Unit Type	Municipal Valuation	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income incl. refuse and effluent	100% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Incl. Effluent Charge)	Monthly Property Rates (Incl. Refuse Charge)	Rental Management at 11.5% incl VAT (Only in 1st Year Long Stay, not applicable on Short stay as already deducted) from income)	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 (Free Rental Mgmt Long Stay)	Year 3 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 4 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 5 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 1 Net Monthly Cash Flow	Year 2 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 3 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 4 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 5 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)
404	4	Simplex	48	23	71	1 Bed	2,840,000	1,780,000	0	1,780,000	13,500	16,616	348,000	4,529	2,346	1,553	270,000	15.17%	-2,544	-3,594	-4,173	-3,726	-4,253	-2,544	-3,594	-4,173	-3,726	-4,253
406	4	Simplex	61	18	79	1 Bed	3,160,000	2,135,000	0	2,135,000	15,500	19,930	360,000	4,929	2,580	1,783	300,000	14.05%	-4,222	-4,960	-5,952	-5,413	-5,842	-4,222	-4,960	-5,952	-5,413	-5,842
502	5	Duplex	54	45	99	1 Bed	3,960,000	1,990,000	0	1,990,000	21,626	18,576	168,000	6,167	3,167	0	307,512	15.45%	-2,284	-1,547	-1,765	-1,936	-2,058	-2,284	-1,547	-1,765	-1,936	-2,058
503	5	Duplex	54	19	73	1 Bed	2,920,000	1,990,000	0	1,990,000	21,626	18,576	48,000	4,866	2,405	0	283,512	14.25%	-2,221	-2,360	-1,447	-1,479	-453	-2,221	-2,360	-1,447	-1,479	-453
508	5	Duplex	53	20	73	1 Bed	2,920,000	1,955,000	0	1,955,000	21,626	18,250	34,800	4,634	2,405	0	276,312	14.13%	-2,263	-1,787	-1,360	-876	166	-2,263	-1,787	-1,360	-876	166
511	5	Simplex	49	29	78	1 Bed	3,120,000	1,815,000	0	1,815,000	13,500	16,943	360,000	5,116	2,551	1,553	276,000	15.21%	-3,163	-4,260	-5,389	-4,996	-5,579	-3,163	-4,260	-5,389	-4,996	-5,579
606	6	Simplex	49	18	67	1 Bed	2,680,000	1,815,000	0	1,815,000	13,500	16,943	360,000	4,329	2,112	1,553	276,000	15.21%	-1,936	-2,920	-4,011	-3,535	-4,031	-1,936	-2,920	-4,011	-3,535	-4,031
608	6	Simplex	90	0	90	2 Bed	3,600,000	3,150,000	0	3,150,000	23,000	29,405	480,000	5,364	2,903	2,645	438,000	13.90%	-3,817	-5,288	-5,851	-5,858	-5,805	-3,817	-5,288	-5,851	-5,858	-5,805
611	6	Simplex	91	0	91	2 Bed	3,640,000	3,185,000	0	3,185,000	28,000	29,731	237,600	5,646	2,932	0	432,000	13.56%	-3,110	-2,345	-4,909	-4,600	-5,212	-3,110	-2,345	-4,909	-4,600	-5,212
703	7	Simplex	49	12	61	1 Bed	2,440,000	1,815,000	0	1,815,000	13,500	16,943	348,000	4,028	2,053	1,553	264,000	14.55%	-2,577	-2,579	-3,607	-3,107	-3,577	-2,577	-2,579	-3,607	-3,107	-3,577
705	7	Simplex	48	13	61	1 Bed	2,440,000	1,780,000	0	1,780,000	13,500	16,616	348,000	4,028	2,053	1,553	264,000	14.83%	-2,520	-2,252	-3,280	-2,780	-3,250	-2,520	-2,252	-3,280	-2,780	-3,250
707	7	Simplex	49	12	61	1 Bed	2,440,000	1,815,000	0	1,815,000	13,500	16,943	348,000	4,028	2,053	1,553	264,000	14.55%	-2,577	-2,579	-3,607	-3,107	-3,577	-2,577	-2,579	-3,607	-3,107	-3,577
710	7	Simplex	63	0	63	1 Bed	2,520,000	2,205,000	0	2,205,000	15,500	20,583	360,000	4,128	2,112	1,783	300,000	13.61%	-3,606	-4,268	-5,179	-4,554	-4,893	-3,606	-4,268	-5,179	-4,554	-4,893
712	7	Simplex	72	0	72	2 Bed	2,880,000	2,520,000	0	2,520,000	22,000	23,524	318,000	4,695	2,375	2,530	366,000	14.52%	-2,624	-2,199	-2,249	-1,243	-1,176	-2,624	-2,199	-2,249	-1,243	-1,176
714	7	Simplex	91	0	91	2 Bed	3,640,000	3,185,000	0	3,185,000	23,000	29,731	360,000	5,646	2,932	2,645	402,000	12.62%	-7,455	-7,945	-8,527	-7,555	-8,525	-7,455	-7,945	-8,527	-7,555	-8,525
803	8	Simplex	63	36	99	1 Bed	3,960,000	2,205,000	0	2,205,000	17,895	20,583	248,640	5,922	3,167	0	319,860	14.51%	-3,017	-3,289	-6,689	-10,095	-9,466	-3,017	-3,289	-6,689	-10,095	-9,466
808	8	Simplex	60	0	60	1 Bed	2,400,000	2,100,000	0	2,100,000	15,500	19,603	360,000	3,978	2,488	1,783	300,000	14.29%	-2,852	-3,528	-4,403	-3,844	-4,199	-2,852	-3,528	-4,403	-3,844	-4,199
809	8	Duplex	51	0	51	1 Bed	2,040,000	1,785,000	0	1,785,000	12,627	16,663	0	3,522	1,760	0	259,524	14.54%	-318	663	1,702	2,804	3,972	-318	663	1,702	2,804	3,972
810	8	Simplex	60	0	60	1 Bed	2,400,000	2,100,000	0	2,100,000	15,500	19,603	360,000	3,978	2,024	1,783	300,000	14.29%	-2,388	-3,035	-3,431	-3,791	-3,612	-2,388	-3,035	-3,431	-3,791	-3,612
811	8	Duplex	103	0	103	2 Bed	4,120,000	3,605,000	0	3,605,000	28,000	33,652	536,400	6,362	3,284	0	488,400	13.55%	-2,598	-3,197	-4,030	-4,792	-5,481	-2,598	-3,197	-4,030	-4,792	-5,481
815	8	Simplex	94	0	94	2 Bed	3,760,000	3,290,000	0	3,290,000	28,000	30,712	254,400	5,796	3,020	0	457,200	13.90%	-1,428	-1,277	-7,157	-7,864	-6,493	-1,428	-1,277	-7,157	-7,864	-6,493
816	8	Simplex	65	25	90	1 Bed	3,600,000	2,275,000	0	2,275,000	17,895	21,237	250,800	5,480	2,903	0	320,340	14.08%	-2,825	-3,054	-7,549	-8,908	-9,228	-2,825	-3,054	-7,549	-8,908	-9,228
910	9	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	17,895	20,257	216,240	4,078	2,567	0	291,660	13.44%	-2,597	-2,722	-4,617	-4,858	-5,055	-2,597	-2,722	-4,617	-4,858	-5,055
913	9	Simplex	94	0	94	2 Bed	3,553,000	3,290,000	0	3,290,000	28,000	30,712	252,000	5,796	3,020	0	454,800	13.82%	-1,628	-2,277	-7,157	-6,864	-6,493	-1,628	-2,277	-7,157	-6,864	-6,493
914	9	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	20,257	360,000	4,078	2,082	1,783	300,000	13.82%	-3,200	-3,857	-4,263	-4,633	-4,466	-3,200	-3,857	-4,263	-4,633	-4,466
1006	10	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	20,257	360,000	4,078	2,082	1,783	300,000	13.82%	-3,200	-3,857	-4,263	-4,633	-4,466	-3,200	-3,857	-4,263	-4,633	-4,466
1102	11	Simplex	60	0	60	1 Bed	2,400,000	2,100,000	0	2,100,000	15,500	19,603	360,000	3,978	2,024	1,783	300,000	14.29%	-2,388	-3,035	-3,431	-3,791	-3,612	-2,388	-3,035	-3,431	-3,791	-3,612
1105	11	Duplex	104	0	104	2 Bed	4,160,000	3,640,000	0	3,640,000	28,000	33,979	274,800	6,296	2,848	0	481,200	13.22%	-3,023	-3,192	-12,793	-11,522	-10,174	-3,023	-3,192	-12,793	-11,522	-10,174
1110	11	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	17,895	20,257	216,240	4,078	2,082	0	286,860	13.22%	-2,512	-2,808	-4,072	-4,281	-3,442	-2,512	-2,808	-4,072	-4,281	-3,442
1113	11	Simplex	93	0	93	2 Bed	3,720,000	3,255,000	0	3,255,000	28,000	30,385	241,200	5,746	2,991	0	440,400	13.53%	-2,422	-2,566	-5,741	-6,442	-6,066	-2,422	-2,566	-5,741	-6,442	-6,066
1114	11	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	20,257	378,000	4,078	2,082	1,783	297,600	13.71%	-3,400	-4,157	-3,763	-3,633	-3,966	-3,400	-4,157	-3,763	-3,633	-3,966
1210	12	Simplex	65	48	113	1 Bed	4,238,000	2,275,000	0	2,275,000	17,895	21,237	307,200	7,124	3,577	0	347,340	15.27%	-2,993	-3,061	-11,154	-10,669	-12,155	-2,993	-3,061	-11,154	-10,669	-12,155
1212	12	Simplex	93	0	93	2 Bed	3,720,000	3,255,000	0	3,255,000	28,000	30,385	241,200	5,746	2,991	0	440,400	13.53%	-2,422	-2,566	-5,741	-6,442	-6,066	-2,422	-2,566	-5,741	-6,442	-6,066
1213	12	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	20,257	241,200	4,078	2,082	1,783	302,400	13.94%	-3,000	-3,957	-6,763	-8,133	-8,466	-3,000	-3,957	-6,763	-8,133	-8,466
1302	13	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	20,257	241,200	4,078	2,082	1,783	302,400	13.94%	-3,000	-3,957	-6,763	-8,133	-8,466	-3,000	-3,957	-6,763	-8,133	-8,466
1305	13	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	20,257	241,200	4,078	2,082	1,783	302,400	13.94%	-3,000	-3,957	-6,763	-8,133	-8,466	-3,000	-3,957	-6,763	-8,133	-8,466
1512	15	Studio	31	0	31	Studio	1,240,000	1,085,000	0	1,085,000	11,039	10,128	28,500	2,388	1,174	0	150,708	13.89%	-1,132	-1,348	-1,727	-1,223	-689	-1,132	-1,348	-1,727	-1,223	-689
1516	15	Studio	30	0	30	Studio	1,350,000	1,050,000	0	1,050,000	11,039	9,802	17,340	2,337	1,255	0	145,668	13.87%	-1,254	-1,563	-1,434	-932	-400	-1,254	-1,563	-1,434	-932	-400
1601	16	Simplex	87	6	93	2 Bed	3,720,000	3,045,000	0	3,045,000	23,000	28,425	534,000	5,746	2,991	2,645	438,000	14.38%	-3,307	-4,306	-4,399	-3,937	-3,918	-3,307	-4,306	-4,399	-3,937	-3,918
1707	17	Studio	37	0	37	Studio	1,480,000	1,295,000	0	1,295,000	11,544	12,089	77,460	2,693	1,350	0	181,248	14.00%	-1,028	-1,243	-3,661	-3,155	-2,619	-1,028	-1,243	-3,661	-3,155	-2,619