

# The Residence

## FINANCIAL ANALYSIS

Term in Years **30**  
Interest Rate **10.75%**

Inflation **6.00%**  
Rental Escalation **6.00%**

VAT **15.00%**  
Levies - Rate per : **See table**



### Option 1: 100% Financing

Section number	Phase	Floor	Unit Type	Unit Size incl balcony	Balcony size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	100% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Montly BC Levy Estimate	Monthly Property Rates	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
A09	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,031.00	463.13	1,067	142,560	11.18%	-2,583	-R2,780	-R3,953	-R3,900	-R3,420
A10	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,031.00	463.13	1,067	142,560	11.18%	-2,583	-R2,780	-R3,953	-R3,900	-R3,420
A11	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,031.00	463.13	1,067	142,560	11.18%	-2,583	-R2,780	-R3,953	-R3,900	-R3,420
A13	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,031.00	463.13	1,067	142,560	11.18%	-2,583	-R2,780	-R3,953	-R3,900	-R3,420
A14	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,031.00	463.13	1,067	142,560	11.18%	-2,583	-R2,780	-R3,953	-R3,900	-R3,420
A15	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,031.00	463.13	1,067	142,560	11.18%	-2,583	-R2,780	-R3,953	-R3,900	-R3,420
A16	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,031.00	463.13	1,067	142,560	11.18%	-2,583	-R2,780	-R3,953	-R3,900	-R3,420
A17	Phase 3	Second Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,031.00	463.13	1,067	142,560	11.18%	-2,583	-R2,780	-R3,953	-R3,900	-R3,420
A18	Phase 3	Second Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,031.00	463.13	1,067	142,560	11.18%	-2,583	-R2,755	-R3,926	-R3,872	-R3,390
A19	Phase 3	Second Floor	2 Bed 2 Bath	56	0	56	0	1,225,000	0	1,225,000	9,280	11,435	60,000	1,031.00	439.38	1,067	142,560	11.64%	-2,093	-R2,288	-R3,459	-R3,405	-R2,923
C02	Phase 3	Ground Floor	2 Bed 1 Bath	56	0	56	0	1,225,000	0	1,225,000	8,980	11,435	60,000	886.00	439.38	1,033	138,960	11.34%	-2,213	-R2,416	-R3,595	-R3,548	-R3,075
C06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	0	1,185,000	8,780	11,062	60,000	886.00	420.38	1,010	136,560	11.52%	-1,998	-R2,210	-R3,399	-R3,363	-R2,901
C07	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	0	1,185,000	8,780	11,062	60,000	886.00	420.38	1,010	136,560	11.52%	-1,998	-R2,210	-R3,399	-R3,363	-R2,901
C10	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	0	1,165,000	8,780	10,875	60,000	886.00	410.88	1,010	136,560	11.72%	-1,802	-R2,013	-R3,202	-R3,165	-R2,703
C11	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	0	1,165,000	8,780	10,875	60,000	886.00	410.88	1,010	136,560	11.72%	-1,802	-R2,013	-R3,202	-R3,165	-R2,703
D02	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	0	1,225,000	8,980	11,435	60,000	886.00	439.38	1,033	138,960	11.34%	-2,213	-R2,416	-R3,595	-R3,548	-R3,075
D03	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	0	1,225,000	8,980	11,435	60,000	886.00	439.38	1,033	138,960	11.34%	-2,213	-R2,416	-R3,595	-R3,548	-R3,075
D06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	0	1,185,000	8,780	11,062	60,000	886.00	420.38	1,010	136,560	11.52%	-1,998	-R2,210	-R3,399	-R3,363	-R2,901
D07	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	0	1,185,000	8,780	11,062	60,000	886.00	420.38	1,010	136,560	11.52%	-1,998	-R2,210	-R3,399	-R3,363	-R2,901
D10	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	0	1,165,000	8,780	10,875	60,000	886.00	410.88	1,010	136,560	11.72%	-1,802	-R2,013	-R3,202	-R3,165	-R2,703
D11	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	0	1,165,000	8,780	10,875	60,000	886.00	410.88	1,010	136,560	11.72%	-1,802	-R2,013	-R3,202	-R3,165	-R2,703
E02	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	0	1,225,000	8,980	11,435	60,000	886.00	439.38	1,033	138,960	11.34%	-2,213	-R2,416	-R3,595	-R3,548	-R3,075
E03	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	0	1,225,000	8,980	11,435	60,000	886.00	439.38	1,033	138,960	11.34%	-2,213	-R2,416	-R3,595	-R3,548	-R3,075
E06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	0	1,185,000	8,780	11,062	60,000	886.00	420.38	1,010	136,560	11.52%	-1,998	-R2,210	-R3,399	-R3,363	-R2,901
E07	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	0	1,185,000	8,780	11,062	60,000	886.00	420.38	1,010	136,560	11.52%	-1,998	-R2,210	-R3,399	-R3,363	-R2,901
E10	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	0	1,165,000	8,780	10,875	60,000	886.00	410.88	1,010	136,560	11.72%	-1,802	-R2,013	-R3,202	-R3,165	-R2,703
E11	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	0	1,165,000	8,780	10,875	60,000	886.00	410.88	1,010	136,560	11.72%	-1,802	-R2,023	-R3,212	-R3,176	-R2,715
F06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	0	1,185,000	8,780	11,062	60,000	886.00	420.38	1,010	136,560	11.52%	-1,998	-R2,210	-R3,399	-R3,363	-R2,901
F07	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	0	1,185,000	8,780	11,062	60,000	886.00	420.38	1,010	136,560	11.52%	-1,998	-R2,210	-R3,399	-R3,363	-R2,901
F11	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	0	1,165,000	8,780	10,875	60,000	886.00	410.88	1,010	136,560	11.72%	-1,802	-R2,013	-R3,202	-R3,165	-R2,703
J02	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	0	1,225,000	8,980	11,435	60,000	886.00	439.38	1,033	138,960	11.34%	-2,213	-R2,416	-R3,595	-R3,548	-R3,075
G06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	0	1,185,000	8,780	11,062	60,000	886.00	420.38	1,010	136,560	11.52%	-1,998	-R2,210	-R3,399	-R3,363	-R2,901
G07	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	0	1,185,000	8,780	11,062	60,000	886.00	420.38	1,010	136,560	11.52%	-1,998	-R2,210	-R3,399	-R3,363	-R2,901
G10	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	0	1,165,000	8,780	10,875	60,000	886.00	410.88	1,010	136,560	11.72%	-1,802	-R2,013	-R3,202	-R3,165	-R2,703
N05	Phase 2	First Floor	First Floor	64	0	64	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,015.00	463.13	1,067	142,560	11.18%	-2,567	-R2,763	-R3,935	-R3,881	-R3,400
N12	Phase 2	Second Floor	Second Floor	64	0	64	0	1,255,000	0	1,255,000	9,280	11,715	60,000	1,015.00	453.63	1,067	142,560	11.36%	-2,371	-R2,566	-R3,727	-R3,671	-R3,189
N16	Phase 2	Third Floor	Third Floor	64	0	64	0	1,235,000	0	1,235,000	9,280	11,528	60,000	1,015.00	444.13	1,067	142,560	11.54%	-2,175	-R2,370	-R3,540	-R3,485	-R3,002
O12	Phase 1	Second Floor	Second Floor	64	0	64	0	1,255,000	0	1,255,000	9,280	11,715	60,000	1,015.00	453.63	1,067	142,560	11.36%	-2,371	-R2,566	-R3,737	-R3,683	-R3,201
S12	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,015.00	463.13	1,067	142,560	11.18%	-2,567	-R2,763	-R3,935	-R3,881	-R3,400
S14	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,015.00	463.13	1,067	142,560	11.18%	-2,567	-R2,763	-R3,935	-R3,881	-R3,400
S15	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,015.00	463.13	1,067	142,560	11.18%	-2,567	-R2,763	-R3,935	-R3,881	-R3,400
S16	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	0	1,275,000	9,280	11,902	60,000	1,015.00	463.13	1,067	142,560	11.18%	-2,567	-R2,763	-R3,935	-R3,881	-R3,400
T13	Phase 1	Third Floor	Third Floor	64	0	64	0	1,235,000	0	1,235,000	9,280	11,528	60,000	1,015.00	444.13	1,067	142,560	11.54%	-2,175	-R2,370	-R3,540	-R3,485	-R3,002
T16	Phase 1	Third Floor	Third Floor	64	0	64	0	1,235,000	0	1,235,000	9,280	11,528	60,000	1,015.00	444.13	1,067	142,560	11.54%	-2,175	-R2,370	-R3,540	-R3,485	-R3,002
Z09	Phase 3	Second Floor	Second Floor	64	0	64	0	1,255,000	0	1,255,000	9,280	11,715	60,000	1,015.00	453.63	1,067	142,560	11.36%	-2,371	-R2,566	-R3,737	-R3,683	-R3,201
Z12	Phase 3	Second Floor	Second Floor	64	0	64	0	1,255,000	0	1,255,000	9,280	11,715	60,000	1,015.00	453.63	1,067	142,560	11.36%	-2,371	-R2,566	-R3,737	-R3,683	-R3,201
Z212	Phase 3	Second Floor	Second Floor	64	0	64	0	1,255,000	0	1,255,000	9,280	11,715	60,000	1,015.00	453.63	1,067	142,560	11.36%	-2,371	-R2,566	-R3,737	-R3,683	-R3,201
Z213	Phase 3	Third Floor	Third Floor	64	0	64	0	1,235,000	0	1,235,000	9,280	11,528	60,000	1,015.00	444.13	1,067	142,560	11.54%	-2,175	-R2,370	-R3,540	-R3,485	-R3,002
Z215	Phase 3	Third Floor	Third Floor	56	0	56	0	1,135,000	0	1,135,000	8,780	10,595	60,000	886.00	396.63	1,010	136,560	12.03%	-1,507	-R1,718	-R2,905	-R2,868	-R2,404
Z216	Phase 3	Third Floor	Third Floor	64	0	64	0	1,235,000	0	1,235,000	9,280	11,528	60										

A14	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	127,500	1,147,500	9,280	10,712	60,000	1,031.00	1,056.19	1,067	142,560	11.18%	-1,986	-1,590	-2,763	-2,710	-2,230
A15	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	127,500	1,147,500	9,280	10,712	60,000	1,031.00	1,056.19	1,067	142,560	11.18%	-1,986	-1,590	-2,763	-2,710	-2,230
A16	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	127,500	1,147,500	9,280	10,712	60,000	1,031.00	1,056.19	1,067	142,560	11.18%	-1,986	-1,590	-2,763	-2,710	-2,230
A17	Phase 3	Second Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	127,500	1,147,500	9,280	10,712	60,000	1,031.00	1,056.19	1,067	142,560	11.18%	-1,986	-1,590	-2,763	-2,710	-2,230
A18	Phase 3	#REF!	2 Bed 2 Bath	56	0	56	0	1,225,000	122,500	1,102,500	9,280	10,292	60,000	1,031.00	1,007.81	1,067	142,560	11.64%	-1,518	-1,145	-2,316	-2,261	-1,779
A19	Phase 3	Ground Floor	2 Bed 1 Bath	56	0	56	0	1,225,000	122,500	1,102,500	8,980	10,292	60,000	886.00	1,007.81	1,033	138,960	11.34%	-1,638	-1,145	-2,316	-2,261	-1,779
C02	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	118,500	1,066,500	8,780	9,956	60,000	886.00	969.11	1,010	136,560	11.52%	-1,440	-772	-2,115	-2,069	-1,596
C06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	118,500	1,066,500	8,780	9,956	60,000	886.00	969.11	1,010	136,560	11.52%	-1,440	-892	-2,293	-2,257	-1,795
C07	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	116,500	1,048,500	8,780	9,788	60,000	886.00	949.76	1,010	136,560	11.72%	-1,253	-936	-2,125	-2,089	-1,627
C10	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	116,500	1,048,500	8,780	9,788	60,000	886.00	949.76	1,010	136,560	11.72%	-1,253	-936	-2,125	-2,089	-1,627
C11	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	122,500	1,102,500	8,980	10,292	60,000	886.00	1,007.81	1,033	138,960	11.34%	-1,638	-1,430	-2,618	-2,582	-2,119
D02	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	122,500	1,102,500	8,980	10,292	60,000	886.00	1,007.81	1,033	138,960	11.34%	-1,638	-1,484	-2,451	-2,405	-1,932
D03	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	118,500	1,066,500	8,780	9,956	60,000	886.00	969.11	1,010	136,560	11.52%	-1,440	-936	-2,115	-2,069	-1,596
D06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	118,500	1,066,500	8,780	9,956	60,000	886.00	969.11	1,010	136,560	11.52%	-1,440	-892	-2,293	-2,257	-1,795
D07	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	116,500	1,048,500	8,780	9,788	60,000	886.00	949.76	1,010	136,560	11.72%	-1,253	-936	-2,125	-2,089	-1,627
D10	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	116,500	1,048,500	8,780	9,788	60,000	886.00	949.76	1,010	136,560	11.72%	-1,253	-936	-2,125	-2,089	-1,627
D11	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	122,500	1,102,500	8,980	10,292	60,000	886.00	1,007.81	1,033	138,960	11.34%	-1,638	-1,430	-2,618	-2,582	-2,119
E02	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	122,500	1,102,500	8,980	10,292	60,000	886.00	1,007.81	1,033	138,960	11.34%	-1,638	-1,484	-2,451	-2,405	-1,932
E03	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	118,500	1,066,500	8,780	9,956	60,000	886.00	969.11	1,010	136,560	11.52%	-1,440	-896	-2,115	-2,069	-1,596
E06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	118,500	1,066,500	8,780	9,956	60,000	886.00	969.11	1,010	136,560	11.52%	-1,440	-892	-2,293	-2,257	-1,795
E07	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	116,500	1,048,500	8,780	9,788	60,000	886.00	949.76	1,010	136,560	11.72%	-1,253	-936	-2,125	-2,089	-1,627
E10	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	116,500	1,048,500	8,780	9,788	60,000	886.00	949.76	1,010	136,560	11.72%	-1,253	-926	-2,114	-2,078	-1,615
E11	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	118,500	1,066,500	8,780	9,956	60,000	886.00	969.11	1,010	136,560	11.52%	-1,440	-1,104	-2,293	-2,257	-1,795
F06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	118,500	1,066,500	8,780	9,956	60,000	886.00	969.11	1,010	136,560	11.52%	-1,440	-1,104	-2,293	-2,257	-1,795
F07	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	116,500	1,048,500	8,780	9,788	60,000	886.00	949.76	1,010	136,560	11.72%	-1,253	-936	-2,125	-2,089	-1,627
F11	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	122,500	1,102,500	8,980	10,292	60,000	886.00	1,007.81	1,033	138,960	11.34%	-1,638	-1,430	-2,618	-2,582	-2,119
J02	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	118,500	1,066,500	8,780	9,956	60,000	886.00	969.11	1,010	136,560	11.52%	-1,440	-1,148	-2,115	-2,069	-1,596
G06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	118,500	1,066,500	8,780	9,956	60,000	886.00	969.11	1,010	136,560	11.52%	-1,440	-892	-2,293	-2,257	-1,795
G07	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	116,500	1,048,500	8,780	9,788	60,000	886.00	949.76	1,010	136,560	11.72%	-1,253	-936	-2,125	-2,089	-1,627
G10	Phase 2	First Floor	First Floor	64	0	64	0	1,275,000	127,500	1,147,500	9,280	10,712	60,000	1,015.00	1,056.19	1,067	142,560	11.18%	-1,970	-1,850	-3,038	-3,002	-2,539
N05	Phase 2	Second Floor	Second Floor	64	0	64	0	1,255,000	125,500	1,129,500	9,280	10,544	60,000	1,015.00	1,036.84	1,067	142,560	11.36%	-1,783	-1,798	-2,577	-2,523	-2,041
N12	Phase 2	Third Floor	Third Floor	64	0	64	0	1,235,000	123,500	1,111,500	9,280	10,376	60,000	1,015.00	1,017.49	1,067	142,560	11.54%	-1,595	-1,217	-2,387	-2,332	-1,849
N16	Phase 1	Second Floor	Second Floor	64	0	64	0	1,255,000	125,500	1,129,500	9,280	10,544	60,000	1,015.00	1,036.84	1,067	142,560	11.36%	-1,783	-1,385	-2,555	-2,500	-2,017
O12	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	127,500	1,147,500	9,280	10,712	60,000	1,015.00	1,056.19	1,067	142,560	11.18%	-1,970	-1,563	-2,734	-2,679	-2,197
S12	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	127,500	1,147,500	9,280	10,712	60,000	1,015.00	1,056.19	1,067	142,560	11.18%	-1,970	-1,573	-2,745	-2,691	-2,209
S14	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	127,500	1,147,500	9,280	10,712	60,000	1,015.00	1,056.19	1,067	142,560	11.18%	-1,970	-1,573	-2,745	-2,691	-2,209
S15	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	127,500	1,147,500	9,280	10,712	60,000	1,015.00	1,056.19	1,067	142,560	11.18%	-1,970	-1,573	-2,745	-2,691	-2,209
S16	Phase 1	Third Floor	Third Floor	64	0	64	0	1,235,000	123,500	1,111,500	9,280	10,376	60,000	1,015.00	1,017.49	1,067	142,560	11.54%	-1,595	-1,237	-2,409	-2,355	-1,873
T13	Phase 1	Third Floor	Third Floor	64	0	64	0	1,235,000	123,500	1,111,500	9,280	10,376	60,000	1,015.00	1,017.49	1,067	142,560	11.54%	-1,595	-1,217	-2,387	-2,332	-1,849
T16	Phase 3	Second Floor	Second Floor	64	0	64	0	1,255,000	125,500	1,129,500	9,280	10,544	60,000	1,015.00	1,036.84	1,067	142,560	11.36%	-1,783	-1,385	-2,555	-2,500	-2,017
Z09	Phase 3	Second Floor	Second Floor	64	0	64	0	1,255,000	125,500	1,129,500	9,280	10,544	60,000	1,015.00	1,036.84	1,067	142,560	11.36%	-1,783	-1,395	-2,566	-2,511	-2,029
Z12	Phase 3	Second Floor	Second Floor	64	0	64	0	1,255,000	125,500	1,129,500	9,280	10,544	60,000	1,015.00	1,036.84	1,067	142,560	11.36%	-1,783	-1,395	-2,566	-2,511	-2,029
Z212	Phase 3	Third Floor	Third Floor	64	0	64	0	1,235,000	123,500	1,111,500	9,280	10,376	60,000	1,015.00	1,017.49	1,067	142,560	11.54%	-1,595	-1,227	-2,398	-2,343	-1,861
ZZ13	Phase 3	Third Floor	Third Floor	56	0	56	0	1,135,000	113,500	1,021,500	8,780	9,536	60,000	886.00	920.74	1,010	136,560	12.03%	-972	-727	-1,547	-1,492	-1,009
ZZ15	Phase 3	Third Floor	Third Floor	64	0	64	0	1,235,000	123,500	1,111,500	9,280	10,376	60,000	1,015.00	1,017.49	1,067	142,560	11.54%	-1,595	-1,105	-2,686	-2,649	-2,185
ZZ16	Phase 3	Third Floor	Third Floor	64	0	64	0	1,235,000	123,500	1,111,500	9,280	10,376	60,000	#VALUE!	1,017.49	1,067	111,360	9.02%	#VALUE!	-1,610	-2,387	-2,332	-1,849

**Option 3: 80% Financing**

Section number	Phase	Floor	Unit Type	Unit Size incl balcony	Balcony size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	80% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	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
A09	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	255,000	1,020,000	9,280	9,522	60,000	1,031.00	1,056.19	1,067	142,560	11.18%	-796	-400	-1,572	-1,519	-1,039
A10	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	255,000	1,020,000	9,280	9,522	60,000	1,031.00	1,056.19	1,067	142,560	11.18%	-796	-400	-1,572	-1,519	-1,039
A11	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	255,000	1,020,000	9,280	9,522	60,000	1,031.00	1,056.19	1,067	142,560	11.18%	-796	-400	-1,572	-1,519	-1,039
A13	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	255,000	1,020,000	9,280	9,522	60,000	1,031.00	1,056.19	1,067	142,560	11.18%	-796	-400	-1,572	-1,519	-1,039
A14	Phase 3	First Floor	2 Bed 2 Bath	65	0	65	0	1,275,000	255,000	1,020,000	9,												

E06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	237,000	948,000	8,780	8,849	60,000	886.00	969.11	1,010	136,560	11.52%	-334	2	-1,187	-1,151	-689
E07	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	233,000	932,000	8,780	8,700	60,000	886.00	949.76	1,010	136,560	11.72%	-166	152	-1,037	-1,001	-539
E10	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	233,000	932,000	8,780	8,700	60,000	886.00	949.76	1,010	136,560	11.72%	-166	162	-1,027	-990	-527
E11	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	237,000	948,000	8,780	8,849	60,000	886.00	969.11	1,010	136,560	11.52%	-334	2	-1,187	-1,151	-689
F06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	237,000	948,000	8,780	8,849	60,000	886.00	969.11	1,010	136,560	11.52%	-334	2	-1,187	-1,151	-689
F07	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	233,000	932,000	8,780	8,700	60,000	886.00	949.76	1,010	136,560	11.72%	-166	152	-1,037	-1,001	-539
F11	Phase 3	Ground Floor	Ground Floor	56	0	56	0	1,225,000	245,000	980,000	8,980	9,148	60,000	886.00	1,007.81	1,033	139,960	11.34%	-495	-286	-1,475	-1,438	-976
J02	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	237,000	948,000	8,780	8,849	60,000	886.00	969.11	1,010	136,560	11.52%	-334	170	-1,009	-963	-489
G06	Phase 3	First Floor	First Floor	56	0	56	0	1,185,000	237,000	948,000	8,780	8,849	60,000	886.00	969.11	1,010	136,560	11.52%	-334	2	-1,187	-1,151	-689
G07	Phase 3	Second Floor	Second Floor	56	0	56	0	1,165,000	233,000	932,000	8,780	8,700	60,000	886.00	949.76	1,010	136,560	11.72%	-166	152	-1,037	-1,001	-539
G10	Phase 2	First Floor	First Floor	64	0	64	0	1,275,000	255,000	1,020,000	9,280	9,522	60,000	1,015.00	1,056.19	1,067	142,560	11.18%	-780	-660	-1,848	-1,812	-1,349
N05	Phase 2	Second Floor	Second Floor	64	0	64	0	1,255,000	251,000	1,004,000	9,280	9,372	60,000	1,015.00	1,036.84	1,067	142,560	11.36%	-611	-233	-1,405	-1,351	-870
N12	Phase 2	Third Floor	Third Floor	64	0	64	0	1,235,000	247,000	988,000	9,280	9,223	60,000	1,015.00	1,017.49	1,067	142,560	11.54%	-442	-64	-1,234	-1,179	-696
N16	Phase 1	Second Floor	Second Floor	64	0	64	0	1,255,000	251,000	1,004,000	9,280	9,372	60,000	1,015.00	1,036.84	1,067	142,560	11.36%	-611	-213	-1,384	-1,328	-846
O12	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	255,000	1,020,000	9,280	9,522	60,000	1,015.00	1,056.19	1,067	142,560	11.18%	-780	-373	-1,544	-1,489	-1,007
S12	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	255,000	1,020,000	9,280	9,522	60,000	1,015.00	1,056.19	1,067	142,560	11.18%	-780	-383	-1,554	-1,500	-1,019
S14	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	255,000	1,020,000	9,280	9,522	60,000	1,015.00	1,056.19	1,067	142,560	11.18%	-780	-383	-1,554	-1,500	-1,019
S15	Phase 1	First Floor	First Floor	65	0	65	0	1,275,000	255,000	1,020,000	9,280	9,522	60,000	1,015.00	1,056.19	1,067	142,560	11.18%	-780	-383	-1,554	-1,500	-1,019
S16	Phase 1	Third Floor	Third Floor	64	0	64	0	1,235,000	247,000	988,000	9,280	9,223	60,000	1,015.00	1,017.49	1,067	142,560	11.54%	-442	-84	-1,256	-1,202	-720
T13	Phase 1	Third Floor	Third Floor	64	0	64	0	1,235,000	247,000	988,000	9,280	9,223	60,000	1,015.00	1,017.49	1,067	142,560	11.54%	-442	-64	-1,234	-1,179	-696
T16	Phase 3	Second Floor	Second Floor	64	0	64	0	1,255,000	251,000	1,004,000	9,280	9,372	60,000	1,015.00	1,036.84	1,067	142,560	11.36%	-611	-213	-1,384	-1,328	-846
Z09	Phase 3	Second Floor	Second Floor	64	0	64	0	1,255,000	251,000	1,004,000	9,280	9,372	60,000	1,015.00	1,036.84	1,067	142,560	11.36%	-611	-223	-1,394	-1,340	-858
Z12	Phase 3	Second Floor	Second Floor	64	0	64	0	1,255,000	251,000	1,004,000	9,280	9,372	60,000	1,015.00	1,036.84	1,067	142,560	11.36%	-611	-223	-1,394	-1,340	-858
ZZ12	Phase 3	Third Floor	Third Floor	64	0	64	0	1,235,000	247,000	988,000	9,280	9,223	60,000	1,015.00	1,017.49	1,067	142,560	11.54%	-442	-74	-1,245	-1,190	-708
ZZ13	Phase 3	Third Floor	Third Floor	56	0	56	0	1,135,000	227,000	908,000	8,780	8,476	60,000	886.00	920.74	1,010	136,560	12.03%	88	683	-488	-432	50
ZZ15	Phase 3	Third Floor	Third Floor	64	0	64	0	1,235,000	247,000	988,000	9,280	9,223	60,000	1,015.00	1,017.49	1,067	142,560	11.54%	-442	-346	-1,533	-1,496	-1,032
ZZ16	Phase 3	Third Floor	Third Floor	64	0	64	0	1,235,000	247,000	988,000	9,280	9,223	60,000	1,015.00	1,017.49	1,067	111,360	9.02%	-442	-64	-1,234	-1,179	-696

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
A09	R9,280	R9,837	R10,427	R11,053	R11,716
A10	R9,280	R9,837	R10,427	R11,053	R11,716
A11	R9,280	R9,837	R10,427	R11,053	R11,716
A13	R9,280	R9,837	R10,427	R11,053	R11,716
A14	R9,280	R9,837	R10,427	R11,053	R11,716
A15	R9,280	R9,837	R10,427	R11,053	R11,716
A16	R9,280	R9,837	R10,427	R11,053	R11,716
A17	R9,280	R9,837	R10,427	R11,053	R11,716
A18	R9,280	R9,837	R10,427	R11,053	R11,716
A19	R9,280	R9,837	R10,427	R11,053	R11,716
C02	R8,980	R9,519	R10,090	R10,695	R11,337
C06	R8,780	R9,307	R9,865	R10,457	R11,085
C07	R8,780	R9,307	R9,865	R10,457	R11,085
C10	R8,780	R9,307	R9,865	R10,457	R11,085
C11	R8,780	R9,307	R9,865	R10,457	R11,085
D02	R8,980	R9,519	R10,090	R10,695	R11,337
D03	R8,980	R9,519	R10,090	R10,695	R11,337
D06	R8,780	R9,307	R9,865	R10,457	R11,085
D07	R8,780	R9,307	R9,865	R10,457	R11,085
D10	R8,780	R9,307	R9,865	R10,457	R11,085
D11	R8,780	R9,307	R9,865	R10,457	R11,085
E02	R8,980	R9,519	R10,090	R10,695	R11,337
E03	R8,980	R9,519	R10,090	R10,695	R11,337
E06	R8,780	R9,307	R9,865	R10,457	R11,085
E07	R8,780	R9,307	R9,865	R10,457	R11,085
E10	R8,780	R9,307	R9,865	R10,457	R11,085
E11	R8,780	R9,307	R9,865	R10,457	R11,085
F06	R8,780	R9,307	R9,865	R10,457	R11,085
F07	R8,780	R9,307	R9,865	R10,457	R11,085
F11	R8,780	R9,307	R9,865	R10,457	R11,085
J02	R8,980	R9,519	R10,090	R10,695	R11,337
G06	R8,780	R9,307	R9,865	R10,457	R11,085
G07	R8,780	R9,307	R9,865	R10,457	R11,085
G10	R8,780	R9,307	R9,865	R10,457	R11,085
N05	R9,280	R9,837	R10,427	R11,053	R11,716
N12	R9,280	R9,837	R10,427	R11,053	R11,716
N16	R9,280	R9,837	R10,427	R11,053	R11,716
O12	R9,280	R9,837	R10,427	R11,053	R11,716
S12	R9,280	R9,837	R10,427	R11,053	R11,716
S14	R9,280	R9,837	R10,427	R11,053	R11,716
S15	R9,280	R9,837	R10,427	R11,053	R11,716
S16	R9,280	R9,837	R10,427	R11,053	R11,716
T13	R9,280	R9,837	R10,427	R11,053	R11,716
T16	R9,280	R9,837	R10,427	R11,053	R11,716
Z09	R9,280	R9,837	R10,427	R11,053	R11,716
Z12	R9,280	R9,837	R10,427	R11,053	R11,716

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
A09	1,031	1,093	1,158	1,228	1,302
A10	1,031	1,093	1,158	1,228	1,302
A11	1,031	1,093	1,158	1,228	1,302
A13	1,031	1,093	1,158	1,228	1,302
A14	1,031	1,093	1,158	1,228	1,302
A15	1,031	1,093	1,158	1,228	1,302
A16	1,031	1,093	1,158	1,228	1,302
A17	1,031	1,093	1,158	1,228	1,302
A18	1,031	1,093	1,158	1,228	1,302
A19	1,031	1,093	1,158	1,228	1,302
C02	886	939	996	1,055	1,119
C06	886	939	996	1,055	1,119
C07	886	939	996	1,055	1,119
C10	886	939	996	1,055	1,119
C11	886	939	996	1,055	1,119
D02	886	939	996	1,055	1,119
D03	886	939	996	1,055	1,119
D06	886	939	996	1,055	1,119
D07	886	939	996	1,055	1,119
D10	886	939	996	1,055	1,119
D11	886	939	996	1,055	1,119
E02	886	939	996	1,055	1,119
E03	886	939	996	1,055	1,119
E06	886	939	996	1,055	1,119
E07	886	939	996	1,055	1,119
E10	886	939	996	1,055	1,119
E11	886	939	996	1,055	1,119
F06	886	939	996	1,055	1,119
F07	886	939	996	1,055	1,119
F11	886	939	996	1,055	1,119
J02	886	939	996	1,055	1,119
G06	886	939	996	1,055	1,119
G07	886	939	996	1,055	1,119
G10	886	939	996	1,055	1,119
N05	1,015	1,076	1,140	1,209	1,281
N12	1,015	1,076	1,140	1,209	1,281
N16	1,015	1,076	1,140	1,209	1,281
O12	1,015	1,076	1,140	1,209	1,281
S12	1,015	1,076	1,140	1,209	1,281
S14	1,015	1,076	1,140	1,209	1,281
S15	1,015	1,076	1,140	1,209	1,281
S16	1,015	1,076	1,140	1,209	1,281
T13	1,015	1,076	1,140	1,209	1,281
T16	1,015	1,076	1,140	1,209	1,281
Z09	1,015	1,076	1,140	1,209	1,281
Z12	1,015	1,076	1,140	1,209	1,281

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
A09	60,000	2,600	2,000	400	0	0
A10	60,000	2,600	2,000	400	0	0
A11	60,0					

	R9,280	R9,837	R10,427	R11,053	R11,716
ZZ12	R9,280	R9,837	R10,427	R11,053	R11,716
ZZ13	R9,280	R9,837	R10,427	R11,053	R11,716
ZZ15	R8,780	R9,307	R9,865	R10,457	R11,085
ZZ16	R9,280	R9,837	R10,427	R11,053	R11,716
Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
A09	463	491	520	552	585
A10	463	491	520	552	585
A11	463	491	520	552	585
A13	463	491	520	552	585
A14	463	491	520	552	585
A15	463	491	520	552	585
A16	463	491	520	552	585
A17	463	491	520	552	585
A18	436	466	494	523	555
A19	436	466	494	523	555
C02	436	466	494	523	555
C06	420	446	472	501	531
C07	420	446	472	501	531
C10	411	436	462	489	519
C11	411	436	462	489	519
D02	436	466	494	523	555
D03	436	466	494	523	555
D06	420	446	472	501	531
D07	420	446	472	501	531
D10	411	436	462	489	519
D11	411	436	462	489	519
E02	436	466	494	523	555
E03	436	466	494	523	555
E06	420	446	472	501	531
E07	420	446	472	501	531
E10	411	436	462	489	519
E11	420	446	472	501	531
F06	420	446	472	501	531
F07	420	446	472	501	531
F11	411	436	462	489	519
J02	436	466	494	523	555
G06	420	446	472	501	531
G07	420	446	472	501	531
G10	411	436	462	489	519
N05	463	491	520	552	585
N12	444	471	499	529	561
N16	444	471	499	529	561
O12	454	481	510	540	573
S12	463	491	520	552	585
S14	463	491	520	552	585
S15	463	491	520	552	585
S16	463	491	520	552	585
T13	444	471	499	529	561
T16	444	471	499	529	561
Z09	454	481	510	540	573
Z12	454	481	510	540	573
ZZ12	454	481	510	540	573
ZZ13	444	471	499	529	561
ZZ15	397	420	446	472	501
ZZ16	444	471	499	529	561

ZZ12	1,015	1,076	1,140	1,209	1,281
ZZ13	1,015	1,076	1,140	1,209	1,281
ZZ15	886	939	996	1,055	1,115
ZZ16	1,015	1,076	1,140	1,209	1,281

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*\*Rental assist only applicable where buyer signs a rental mandate with iGrow Rentals for the duration of the rental assist offering.*

*\*Cash discount offering subject to terms and conditions as set out in documentation available for perusal.*

	60,000	2,600	2,000	400	0	0
ZZ12	60,000	2,600	2,000	400	0	0
ZZ13	60,000	2,600	2,000	400	0	0
ZZ15	60,000	2,600	2,000	400	0	0
ZZ16	60,000	2,600	2,000	400	0	0
Rental Management	Year 1 (10% + VAT)	Year 2 (10% + VAT)	Year 3 (10% + VAT)	Year 4 (10% + VAT)	Year 5 (10% + VAT)	
A09	1,067	1,131	1,199	1,271	1,347	
A10	1,067	1,131	1,199	1,271	1,347	
A11	1,067	1,131	1,199	1,271	1,347	
A13	1,067	1,131	1,199	1,271	1,347	
A14	1,067	1,131	1,199	1,271	1,347	
A15	1,067	1,131	1,199	1,271	1,347	
A16	1,067	1,131	1,199	1,271	1,347	
A17	1,067	1,131	1,199	1,271	1,347	
A18	1,067	1,131	1,199	1,271	1,347	
A19	1,067	1,131	1,199	1,271	1,347	
C02	1,033	1,095	1,160	1,230	1,304	
C06	1,010	1,070	1,134	1,203	1,275	
C07	1,010	1,070	1,134	1,203	1,275	
C10	1,010	1,070	1,134	1,203	1,275	
C11	1,010	1,070	1,134	1,203	1,275	
D02	1,033	1,095	1,160	1,230	1,304	
D03	1,033	1,095	1,160	1,230	1,304	
D06	1,010	1,070	1,134	1,203	1,275	
D07	1,010	1,070	1,134	1,203	1,275	
D10	1,010	1,070	1,134	1,203	1,275	
D11	1,010	1,070	1,134	1,203	1,275	
E02	1,033	1,095	1,160	1,230	1,304	
E03	1,033	1,095	1,160	1,230	1,304	
E06	1,010	1,070	1,134	1,203	1,275	
E07	1,010	1,070	1,134	1,203	1,275	
E10	1,010	1,070	1,134	1,203	1,275	
E11	1,010	1,070	1,134	1,203	1,275	
F06	1,010	1,070	1,134	1,203	1,275	
F07	1,010	1,070	1,134	1,203	1,275	
F11	1,010	1,070	1,134	1,203	1,275	
J02	1,033	1,095	1,160	1,230	1,304	
G06	1,010	1,070	1,134	1,203	1,275	
G07	1,010	1,070	1,134	1,203	1,275	
G10	1,010	1,070	1,134	1,203	1,275	
N05	1,067	1,131	1,199	1,271	1,347	
N12	1,067	1,131	1,199	1,271	1,347	
N16	1,067	1,131	1,199	1,271	1,347	
O12	1,067	1,131	1,199	1,271	1,347	
S12	1,067	1,131	1,199	1,271	1,347	
S14	1,067	1,131	1,199	1,271	1,347	
S15	1,067	1,131	1,199	1,271	1,347	
S16	1,067	1,131	1,199	1,271	1,347	
T13	1,067	1,131	1,199	1,271	1,347	
T16	1,067	1,131	1,199	1,271	1,347	
Z09	1,067	1,131	1,199	1,271	1,347	
Z12	1,067	1,131	1,199	1,271	1,347	
ZZ12	1,067	1,131	1,199	1,271	1,347	
ZZ13	1,067	1,131	1,199	1,271	1,347	
ZZ15	1,010	1,070	1,134	1,203	1,275	
ZZ16	1,067	1,131	1,199	1,271	1,347	