

TRADEWINDS

FINANCIAL ANALYSIS

17 Jan 2025

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

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

VAT **15.00%**
Levies - Rate per t **27**

TRADEWINDS

Option 1 100% Financing			Monthly Contributions at 10.50%																							
Section numbers	Floor	Unit Type	Full Bathroom	Average Unit Size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income incl. Effluent recovery	100% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Monthly BC Levy Estimate incl. 10Mbps uncapped fibre	Monthly Property Rates incl. effluent charge	Rental Management at 5.75 % incl VAT - 1 years	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	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
1	Ground	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,331	R8,392	R75,000	1,614	1,042	0	113,172	12.59%	-1,617	-1,987	-1,940	-1,924	-1,890	-1,449	-1,818	-1,771	-1,756	-1,722
2	Ground	1B1B		36	36	R679,000	0	R679,000	6,112	R6,338	R3,000	1,101	929	351	76,344	11.24%	-2,358	-2,384	-2,147	-2,314	-2,073	-2,231	-2,257	-2,020	-2,187	-1,946
3	Ground	1B1B		36	36	R679,000	0	R679,000	6,262	R6,338	R3,000	1,101	929	360	78,144	11.51%	-2,217	-2,235	-1,988	-2,156	-1,905	-2,090	-2,107	-1,861	-2,029	-1,778
4	Ground	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,112	R8,392	R75,000	1,614	1,042	0	109,344	12.16%	-1,936	-2,019	-2,286	-2,285	-2,067	-1,768	-1,851	-2,117	-2,117	-1,898
5	Ground	1B1B		36	36	R679,000	0	R679,000	5,962	R6,338	R3,000	1,101	929	343	74,544	10.98%	-2,500	-2,534	-2,306	-2,472	-2,240	-2,372	-2,407	-2,179	-2,345	-2,113
6	Ground	1B1B		43	43	R799,000	0	R799,000	6,612	R7,459	R36,000	1,290	991	380	94,944	11.88%	-2,208	-2,571	-2,519	-2,706	-2,951	-2,058	-2,421	-2,370	-2,556	-2,801
7	Ground	1B1B		43	43	R799,000	0	R799,000	6,762	R7,459	R36,000	1,290	991	389	95,544	11.96%	-2,166	-2,321	-2,361	-2,548	-2,783	-2,017	-2,171	-2,211	-2,398	-2,633
8	Ground	1B1B		43	43	R799,000	0	R799,000	6,812	R7,459	R37,200	1,290	991	392	97,344	12.18%	-2,019	-2,271	-2,308	-2,495	-2,727	-1,869	-2,121	-2,158	-2,345	-2,577
9	Ground	1B1B		43	43	R799,000	0	R799,000	6,462	R7,459	R37,200	1,290	991	372	93,144	11.66%	-2,349	-2,621	-2,678	-2,864	-3,118	-2,199	-2,471	-2,528	-2,714	-2,969
10	Ground	1B1B		43	43	R799,000	0	R799,000	6,462	R7,459	R37,200	1,290	991	372	93,144	11.66%	-2,349	-2,621	-2,678	-2,864	-3,118	-2,199	-2,471	-2,528	-2,714	-2,969
11	Ground	1B1B		43	43	R799,000	0	R799,000	6,812	R7,459	R37,200	1,290	991	392	97,344	12.18%	-2,019	-2,271	-2,308	-2,495	-2,727	-1,869	-2,121	-2,158	-2,345	-2,577
12	Ground	1B1B		43	43	R799,000	0	R799,000	6,762	R7,459	R37,200	1,290	991	389	96,744	12.11%	-2,066	-2,321	-2,361	-2,548	-2,783	-1,917	-2,171	-2,211	-2,398	-2,633
13	Ground	1B1B		43	43	R799,000	0	R799,000	6,662	R7,459	R37,200	1,290	991	383	95,544	11.96%	-2,161	-2,421	-2,466	-2,653	-2,895	-2,011	-2,271	-2,317	-2,503	-2,745
14	Ground	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,062	R8,392	R75,000	1,614	1,042	0	102,744	11.43%	-2,486	-1,972	-2,142	-2,145	-2,130	-2,318	-1,804	-1,973	-1,976	-1,961
15	Ground	1B1B		36	36	R679,000	0	R679,000	6,062	R6,338	R3,000	1,101	929	349	75,744	11.16%	-2,405	-2,434	-2,200	-2,367	-2,129	-2,278	-2,307	-2,073	-2,240	-2,001
16	Ground	1B1B		36	36	R679,000	0	R679,000	6,062	R6,338	R3,000	1,101	929	349	75,744	11.16%	-2,405	-2,434	-2,200	-2,367	-2,129	-2,278	-2,307	-2,073	-2,240	-2,001
17	Ground	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,331	R8,392	R69,000	1,614	1,042	0	106,572	11.85%	-2,167	-2,237	-1,840	-1,824	-1,790	-1,999	-1,999	-1,671	-1,656	-1,622
101	First Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	6,862	R8,392	R90,000	1,614	1,042	0	106,944	11.90%	-2,136	-2,234	-2,117	-2,133	-2,132	-1,968	-2,066	-1,948	-1,964	-1,964
102	First Floor	1B1B		36	36	R679,000	0	R679,000	6,062	R6,338	R15,000	1,101	929	349	81,744	12.04%	-1,905	-1,934	-2,200	-2,367	-2,129	-1,778	-1,807	-2,073	-2,240	-2,001
103	First Floor	1B1B		36	36	R679,000	0	R679,000	5,962	R6,338	R15,000	1,101	929	343	80,544	11.86%	-2,000	-2,034	-2,306	-2,472	-2,240	-1,872	-1,907	-2,179	-2,345	-2,113
104	First Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,230	R8,392	R90,000	1,614	1,042	0	112,560	12.52%	-1,668	-1,944	-1,703	-1,695	-1,668	-1,500	-1,775	-1,535	-1,526	-1,499
105	First Floor	1B1B		36	36	R679,000	0	R679,000	6,112	R6,338	R15,000	1,101	929	351	82,344	12.13%	-1,858	-1,884	-2,147	-2,314	-2,073	-1,731	-1,757	-2,020	-2,187	-1,946
106	First Floor	1B1B		43	43	R799,000	0	R799,000	6,826	R7,459	R62,400	1,290	991	392	103,512	12.96%	-1,506	-1,857	-1,793	-1,980	-2,512	-1,356	-1,707	-1,643	-1,831	-2,362
107	First Floor	1B1B		43	43	R799,000	0	R799,000	6,826	R7,459	R62,400	1,290	991	392	103,512	12.96%	-1,506	-1,857	-1,793	-1,980	-2,512	-1,356	-1,707	-1,643	-1,831	-2,362
108	First Floor	1B1B		43	43	R799,000	0	R799,000	6,612	R7,459	R62,400	1,290	991	380	100,944	12.63%	-1,708	-2,071	-2,019	-2,206	-2,751	-1,558	-1,921	-1,870	-2,056	-2,601
109	First Floor	1B1B		44	44	R799,000	0	R799,000	6,412	R7,459	R62,400	1,317	991	369	98,544	12.33%	-1,923	-2,299	-2,262	-2,449	-3,008	-1,773	-2,149	-2,112	-2,299	-2,858
110	First Floor	1B1B		44	44	R799,000	0	R799,000	6,612	R7,459	R62,400	1,317	991	380	100,944	12.63%	-1,735	-2,099	-2,050	-2,238	-2,785	-1,585	-1,950	-1,900	-2,088	-2,635
111	First Floor	1B1B		43	43	R799,000	0	R799,000	6,612	R7,459	R62,400	1,290	991	380	100,944	12.63%	-1,708	-2,071	-2,019	-2,206	-2,751	-1,558	-1,921	-1,870	-2,056	-2,601
112	First Floor	1B1B		43	43	R799,000	0	R799,000	6,562	R7,459	R62,400	1,290	991	377	100,344	12.56%	-1,755	-2,121	-2,072	-2,259	-2,807	-1,605	-1,971	-1,923	-2,109	-2,657
113	First Floor	1B1B		43	43	R799,000	0	R799,000	6,862	R7,459	R62,400	1,290	991	395	103,944	13.01%	-1,472	-1,821	-1,755	-1,942	-2,471	-1,322	-1,671	-1,605	-1,793	-2,322
114	First Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	6,762	R8,392	R81,000	1,614	1,042	0	102,744	11.43%	-2,486	-2,840	-2,229	-2,252	-2,259	-2,318	-2,672	-2,060	-2,084	-2,090
115	First Floor	1B1B		36	36	R679,000	0	R679,000	6,321	R6,338	R15,000	1,101	929	363	84,852	12.50%	-1,661	-1,676	-1,926	-2,094	-1,839	-1,534	-1,799	-1,967	-1,712	
116	First Floor	1B1B		36	36	R679,000	0	R679,000	6,112	R6,338	R15,000	1,101	929	351	82,344	12.13%	-1,858	-1,884	-2,147	-2,314	-2,073	-1,731	-1,757	-2,020	-2,187	-1,946
117	First Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	6,912	R8,392	R90,000	1,614	1,042	0	109,944	12.23%	-1,886	-2,381	-2,060	-2,073	-2,069	-1,718	-2,213	-1,892	-1,905	-1,901
201	Second Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	6,712	R8,392	R90,000	1,614	1,042	0	107,544	11.96%	-2,086	-2,593	-2,285	-2,312	-2,322	-1,918	-2,213	-2,117	-2,143	-2,153
202	Second Floor	1B1B		36	36	R679,000	0	R679,000	6,321	R6,338	R15,000	1,101	929	363	84,852	12.50%	-1,661	-1,676	-1,926	-2,094	-1,839	-1,534	-1,548	-1,799	-1,967	-1,712
203	Second Floor	1B1B		36	36	R679,000	0	R679,000	6,062	R6,338	R15,000	1,101	929	349	81,744	12.04%	-1,905	-1,934	-2,200	-2,367	-2,129	-1,778	-1,807	-2,073	-2,240	-2,001
204	Second Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,230	R8,392	R90,000	1,614	1,042	0	111,360	12.39%	-1,768	-1,844	-1,703	-1,695	-1,668	-1,600	-1,807	-1,535	-1,526	-1,499
205	Second Floor	1B1B		36	36	R679,000	0	R679,000	6,062	R6,338	R15,000	1,101	929	349	81,744	12.04%	-1,905	-1,934	-2,200	-2,367	-2,129	-1,778	-1,807	-2,073	-2,240	-2,001
206	Second Floor	1B1B		43	43	R799,000	0	R799,000	6,826	R7,459	R62,400	1,290	991	392	107,112	13.41%	-1,206	-2,157	-1,793	-1,980	-2,512	-1,056	-2,007	-1,643	-1,831	-2,362
207	Second Floor	1B1B		43	43	R799,000	0	R799,000	6,886	R7,459	R62,400	1,290	991	384	105,432	12.99%	-1,338	-2,297	-1,941	-2,128	-2,668	-1,188	-2,147	-1,978	-2,518	
208	Second Floor	1B1B		43	43	R799,000	0	R799,000	6,562	R7,459	R62,400	1,290	991	377	100,344	12.56%	-1,755	-2,121	-2,072	-2,259	-2,807	-1,605	-1,971	-1,923	-2,109	-2,657
209	Second Floor	1B1B		44	44	R799,000	0	R799,000	6,612	R7,459	R62,400	1,317	991	380	100,944	12.63%	-1,735	-2,099	-2,050	-2,238	-2,785	-1,585	-1,950	-1,900	-2,088	-2,635
210	Second Floor	1B1B		44	44	R799,000	0	R799,000	6,826	R7,459	R62,400	1,317	991	392	103,512	12.96%	-1,533	-1,885	-1,823	-2,012	-2,546	-1,383	-1,736	-1,673	-1,863	-2,396
211	Second Floor	1B1B		43	43	R799,000	0	R799,000	6,912	R7,459	R62,400	1,290	991	397	104,544	13.08%	-1,425	-1,771	-1,702	-1,890	-2,416	-1,275	-1,621	-1,552	-1,740	-2,266
212	Second Floor	1B1B		43	43	R799,000	0	R799,000	6,612	R7,459	R62,400	1,290														

406	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,826	R7,459	R62,400	1,290	991	392	103,512	12.96%	-1,506	-1,857	-1,793	-1,980	-2,512	-1,356	-1,707	-1,643	-1,831	-2,362
407	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,562	R7,459	R62,400	1,290	991	377	100,344	12.56%	-1,755	-2,121	-2,072	-2,259	-2,807	-1,605	-1,971	-1,923	-2,109	-2,657
408	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,826	R7,459	R62,400	1,290	991	392	103,512	12.96%	-1,506	-1,857	-1,793	-1,980	-2,512	-1,356	-1,707	-1,643	-1,831	-2,362
409	Fourth Floor	1B1B		44	44	R799,000	0	R799,000	6,412	R7,459	R62,400	1,317	991	369	98,544	12.33%	-1,923	-2,299	-2,262	-2,449	-3,008	-1,773	-2,149	-2,112	-2,299	-2,858
410	Fourth Floor	1B1B		44	44	R799,000	0	R799,000	6,612	R7,459	R62,400	1,317	991	380	100,944	12.63%	-1,735	-2,099	-2,050	-2,238	-2,785	-1,585	-1,950	-1,900	-2,088	-2,635
411	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,562	R7,459	R62,400	1,290	991	377	100,344	12.56%	-1,755	-2,121	-2,072	-2,259	-2,807	-1,605	-1,971	-1,923	-2,109	-2,657
412	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,412	R7,459	R62,400	1,290	991	369	98,544	12.33%	-1,896	-2,270	-2,231	-2,417	-2,974	-1,746	-2,121	-2,081	-2,267	-2,824
413	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,562	R7,459	R62,400	1,290	991	377	100,344	12.56%	-1,755	-2,121	-2,072	-2,259	-2,807	-1,605	-1,971	-1,923	-2,109	-2,657
414	Fourth Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	6,862	R8,392	R90,000	1,614	1,042	0	106,944	11.90%	-2,136	-2,234	-2,117	-2,133	-2,132	-1,968	-2,066	-1,948	-1,964	-1,964
415	Fourth Floor	1B1B		36	36	R679,000	0	R679,000	5,812	R6,338	R15,000	1,101	929	334	78,744	11.60%	-2,141	-2,184	-2,465	-2,630	-2,408	-2,014	-2,057	-2,338	-2,503	-2,281
416	Fourth Floor	1B1B		36	36	R679,000	0	R679,000	6,112	R6,338	R15,000	1,101	929	351	82,344	12.13%	-1,858	-1,884	-2,147	-2,314	-2,073	-1,731	-1,757	-2,020	-2,187	-1,946
417	Fourth Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	6,912	R8,392	R90,000	1,614	1,042	0	107,544	11.96%	-2,086	-2,181	-2,060	-2,073	-2,069	-1,918	-2,013	-1,892	-1,905	-1,901

Option 2 90% Financing

Section numbers	Floor	Unit Type	Full Bathroom	Average Unit Size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income incl. Effluent recovery	90% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Monthly BC Levy Estimate incl. 10Mbps uncapped fibre	Monthly Property Rates incl. effluent charge	Rental Management at 5.75 % incl VAT - 1 years	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
1	Ground	1B1B	Full Bath	55	55	899,000	89,900	809,100	7,331	7,553	R75,000	1,614.00	1,042	0	113,172	12.59%	-778	-1,148	-1,100	-1,085	-1,051
2	Ground	1B1B		36	36	679,000	67,900	611,100	6,112	5,705	R3,000	1,101.00	929	351	76,344	11.24%	-1,724	-1,751	-1,513	-1,680	-1,439
3	Ground	1B1B		36	36	679,000	67,900	611,100	6,262	5,705	R3,000	1,101.00	929	360	78,144	11.51%	-1,583	-1,601	-1,354	-1,522	-1,271
4	Ground	1B1B	Full Bath	55	55	899,000	89,900	809,100	7,112	7,553	R75,000	1,614.00	1,042	0	109,344	12.16%	-1,097	-1,180	-1,446	-1,446	-1,228
5	Ground	1B1B		36	36	679,000	67,900	611,100	5,962	5,705	R3,000	1,101.00	929	343	74,544	10.98%	-1,866	-1,900	-1,672	-1,838	-1,607
6	Ground	1B1B		43	43	799,000	79,900	719,100	6,612	6,713	R36,000	1,290.00	991	380	94,944	11.88%	-1,462	-1,825	-1,774	-1,960	-2,205
7	Ground	1B1B		43	43	799,000	79,900	719,100	6,762	6,713	R36,000	1,290.00	991	389	95,544	11.96%	-1,420	-1,575	-1,615	-1,802	-2,037
8	Ground	1B1B		43	43	799,000	79,900	719,100	6,812	6,713	R37,200	1,290.00	991	392	97,344	12.18%	-1,273	-1,525	-1,562	-1,749	-1,981
9	Ground	1B1B		43	43	799,000	79,900	719,100	6,462	6,713	R37,200	1,290.00	991	372	93,144	11.66%	-1,603	-1,875	-1,932	-2,118	-2,372
10	Ground	1B1B		43	43	799,000	79,900	719,100	6,462	6,713	R37,200	1,290.00	991	372	93,144	11.66%	-1,603	-1,875	-1,932	-2,118	-2,372
11	Ground	1B1B		43	43	799,000	79,900	719,100	6,812	6,713	R37,200	1,290.00	991	392	97,344	12.18%	-1,273	-1,525	-1,562	-1,749	-1,981
12	Ground	1B1B		43	43	799,000	79,900	719,100	6,762	6,713	R37,200	1,290.00	991	389	96,744	12.11%	-1,320	-1,575	-1,615	-1,802	-2,037
13	Ground	1B1B		43	43	799,000	79,900	719,100	6,662	6,713	R37,200	1,290.00	991	383	95,544	11.96%	-1,415	-1,675	-1,721	-1,907	-2,149
14	Ground	1B1B	Full Bath	55	55	899,000	89,900	809,100	7,062	7,553	R75,000	1,614.00	1,042	0	102,744	11.43%	-1,647	-1,133	-1,303	-1,306	-1,291
15	Ground	1B1B		36	36	679,000	67,900	611,100	6,062	5,705	R3,000	1,101.00	929	349	75,744	11.16%	-1,771	-1,800	-1,566	-1,733	-1,495
16	Ground	1B1B		36	36	679,000	67,900	611,100	6,062	5,705	R3,000	1,101.00	929	349	75,744	11.16%	-1,771	-1,800	-1,566	-1,733	-1,495
17	Ground	1B1B	Full Bath	55	55	899,000	89,900	809,100	7,331	7,553	R69,000	1,614.00	1,042	0	106,572	11.85%	-1,328	-1,398	-1,000	-985	-951
101	First Floor	1B1B	Full Bath	55	55	899,000	89,900	809,100	6,862	7,553	R90,000	1,614.00	1,042	0	106,944	11.90%	-1,297	-1,395	-1,277	-1,294	-1,293
102	First Floor	1B1B		36	36	679,000	67,900	611,100	6,062	5,705	R15,000	1,101.00	929	349	81,744	12.04%	-1,271	-1,300	-1,566	-1,733	-1,495
103	First Floor	1B1B		36	36	679,000	67,900	611,100	5,962	5,705	R15,000	1,101.00	929	343	80,544	11.86%	-1,366	-1,400	-1,672	-1,838	-1,607
104	First Floor	1B1B	Full Bath	55	55	899,000	89,900	809,100	7,230	7,553	R90,000	1,614.00	1,042	0	112,560	12.52%	-829	-1,105	-864	-855	-829
105	First Floor	1B1B		36	36	679,000	67,900	611,100	6,112	5,705	R15,000	1,101.00	929	351	82,344	12.13%	-1,224	-1,251	-1,513	-1,680	-1,439
106	First Floor	1B1B		43	43	799,000	79,900	719,100	6,826	6,713	R62,400	1,290.00	991	392	103,512	12.96%	-760	-1,111	-1,047	-1,234	-1,766
107	First Floor	1B1B		43	43	799,000	79,900	719,100	6,826	6,713	R62,400	1,290.00	991	392	103,512	12.96%	-760	-1,111	-1,047	-1,234	-1,766
108	First Floor	1B1B		43	43	799,000	79,900	719,100	6,612	6,713	R62,400	1,290.00	991	380	100,944	12.63%	-962	-1,325	-1,274	-1,460	-2,005
109	First Floor	1B1B		44	44	799,000	79,900	719,100	6,412	6,713	R62,400	1,317.00	991	369	98,544	12.33%	-1,177	-1,553	-1,516	-1,703	-2,262
110	First Floor	1B1B		44	44	799,000	79,900	719,100	6,612	6,713	R62,400	1,317.00	991	380	100,944	12.63%	-989	-1,353	-1,304	-1,492	-2,039
111	First Floor	1B1B		43	43	799,000	79,900	719,100	6,612	6,713	R62,400	1,290.00	991	380	100,944	12.63%	-962	-1,325	-1,274	-1,460	-2,005
112	First Floor	1B1B		43	43	799,000	79,900	719,100	6,562	6,713	R62,400	1,290.00	991	377	100,344	12.56%	-1,009	-1,375	-1,326	-1,513	-2,061
113	First Floor	1B1B		43	43	799,000	79,900	719,100	6,862	6,713	R62,400	1,290.00	991	395	103,944	13.01%	-726	-1,075	-1,009	-1,196	-1,726
114	First Floor	1B1B	Full Bath	55	55	899,000	89,900	809,100	6,762	7,553	R81,000	1,614.00	1,042	0	102,744	11.43%	-1,647	-2,001	-1,390	-1,413	-1,419
115	First Floor	1B1B		36	36	679,000	67,900	611,100	6,321	5,705	R15,000	1,101.00	929	363	84,852	12.50%	-1,027	-1,042	-1,292	-1,460	-1,205
116	First Floor	1B1B		36	36	679,000	67,900	611,100	6,112	5,705	R15,000	1,101.00	929	351	82,344	12.13%	-1,224	-1,251	-1,513	-1,680	-1,439
117	First Floor	1B1B	Full Bath	55	55	899,000	89,900	809,100	6,912	7,553	R90,000	1,614.00	1,042	0	109,944	12.23%	-1,047	-1,542	-1,221	-1,234	-1,230
201	Second Floor	1B1B	Full Bath	55	55	899,000	89,900	809,100	6,712	7,553	R90,000	1,614.00	1,042	0	107,544	11.96%	-1,247	-1,754	-1,446	-1,472	-1,483
202	Second Floor	1B1B		36	36	679,000	67,900	611,100	6,321	5,705	R15,000	1,101.00	929	363	84,852	12.50%	-1,027	-1,042	-1,292	-1,460	-1,205
203	Second Floor	1B1B		36	36	679,000	67,900	611,100	6,062	5,705	R15,000	1,101.00	929	349	81,744	12.04%	-1,271	-1,300	-1,566	-1,733	-1,495
204	Second Floor	1B1B	Full Bath	55	55	899,000	89,900	809,100	7,230	7,553	R90,000	1,614.00	1,042	0	111,360	12.39%	-929	-1,005	-864	-855	-829
205	Second Floor	1B1B		36	36	679,000	67,900	611,100	6,062	5,705	R15,000	1,101.00	929	349	81,744	12.04%	-1,271	-1,300	-1,566	-1,733	-1,495
206	Second Floor	1B1B		43	43	799,000	79,900	719,100	6,826	6,713	R62,400	1,290.00	991	392	107,112	13.41%	-460	-1,411	-1,047	-1,234	-1,766
207	Second Floor	1B1B		43	43	799,000	79,900	719,100	6,686	6,713	R62,400	1,290.00	991	384	105,432	13.20%	-592	-1,551	-1,195	-1,382	-1,922
208	Second Floor	1B1B		43	43	799,000	79,900	719,100	6,562	6,713	R62,400	1,290.00	991	377	100,344	12.56%	-1,009	-1,375	-1,326		

401	Fourth Floor	1B1B	Full Bath	55	55	899,000	89,900	809,100	7,230	7,553	R90,000	1,614.00	1,042	0	111,360	12.39%	-929	-1,005	-864	-855	-829
402	Fourth Floor	1B1B		36	36	679,000	67,900	611,100	6,321	5,705	R15,000	1,101.00	929	363	84,852	12.50%	-1,027	-1,042	-1,292	-1,460	-1,205
403	Fourth Floor	1B1B		36	36	679,000	67,900	611,100	6,321	5,705	R15,000	1,101.00	929	363	84,852	12.50%	-1,027	-1,042	-1,292	-1,460	-1,205
404	Fourth Floor	1B1B	Full Bath	55	55	899,000	89,900	809,100	6,912	7,553	R90,000	1,614.00	1,042	0	107,544	11.96%	-1,247	-1,342	-1,221	-1,234	-1,230
405	Fourth Floor	1B1B		36	36	679,000	67,900	611,100	6,112	5,705	R15,000	1,101.00	929	351	82,344	12.13%	-1,224	-1,251	-1,513	-1,680	-1,439
406	Fourth Floor	1B1B		43	43	799,000	79,900	719,100	6,826	6,713	R62,400	1,290.00	991	392	103,512	12.96%	-760	-1,111	-1,047	-1,234	-1,766
407	Fourth Floor	1B1B		43	43	799,000	79,900	719,100	6,562	6,713	R62,400	1,290.00	991	377	100,344	12.56%	-1,009	-1,375	-1,326	-1,513	-2,061
408	Fourth Floor	1B1B		43	43	799,000	79,900	719,100	6,826	6,713	R62,400	1,290.00	991	392	103,512	12.96%	-760	-1,111	-1,047	-1,234	-1,766
409	Fourth Floor	1B1B		44	44	799,000	79,900	719,100	6,412	6,713	R62,400	1,317.00	991	369	98,544	12.33%	-1,177	-1,553	-1,516	-1,703	-2,262
410	Fourth Floor	1B1B		44	44	799,000	79,900	719,100	6,612	6,713	R62,400	1,317.00	991	380	100,944	12.63%	-989	-1,353	-1,304	-1,492	-2,039
411	Fourth Floor	1B1B		43	43	799,000	79,900	719,100	6,562	6,713	R62,400	1,290.00	991	377	100,344	12.56%	-1,009	-1,375	-1,326	-1,513	-2,061
412	Fourth Floor	1B1B		43	43	799,000	79,900	719,100	6,412	6,713	R62,400	1,290.00	991	369	98,544	12.33%	-1,150	-1,525	-1,485	-1,671	-2,228
413	Fourth Floor	1B1B		43	43	799,000	79,900	719,100	6,562	6,713	R62,400	1,290.00	991	377	100,344	12.56%	-1,009	-1,375	-1,326	-1,513	-2,061
414	Fourth Floor	1B1B	Full Bath	55	55	899,000	89,900	809,100	6,862	7,553	R90,000	1,614.00	1,042	0	106,944	11.90%	-1,297	-1,395	-1,277	-1,294	-1,293
415	Fourth Floor	1B1B		36	36	679,000	67,900	611,100	5,812	5,705	R15,000	1,101.00	929	0	78,744	11.60%	-1,173	-1,550	-1,831	-1,997	-1,774
416	Fourth Floor	1B1B		36	36	679,000	67,900	611,100	6,112	5,705	R15,000	1,101.00	929	351	82,344	12.13%	-1,224	-1,251	-1,513	-1,680	-1,439
417	Fourth Floor	1B1B	Full Bath	55	55	899,000	89,900	809,100	6,912	7,553	R90,000	1,614.00	1,042	0	107,544	11.96%	-1,247	-1,342	-1,221	-1,234	-1,230

Option 3 80% Financing

Section numbers	Floor	Unit Type	Full Bathroom	Average Unit Size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income incl. Effluent recovery	80% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Monthly BC Levy Estimate incl. 10Mbps uncapped fibre	Monthly Property Rates incl. effluent charge	Rental Management at 5.75 % incl VAT - 1 years	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
1	Ground	1B1B	Full Bath	55	55	899,000	179,800	719,200	7,331	6,714	R75,000	1,614	1,042	0	113,172	12.59%	61	-308	-261	-246	-212
2	Ground	1B1B		36	36	679,000	135,800	543,200	6,112	5,071	R3,000	1,101	929	351	76,344	11.24%	-1,091	-1,117	-879	-1,047	-805
3	Ground	1B1B		36	36	679,000	135,800	543,200	6,262	5,071	R3,000	1,101	929	360	78,144	11.51%	-949	-967	-721	-888	-638
4	Ground	1B1B	Full Bath	55	55	899,000	179,800	719,200	7,112	6,714	R75,000	1,614	1,042	0	109,344	12.16%	-258	-341	-607	-607	-388
5	Ground	1B1B		36	36	679,000	135,800	543,200	5,962	5,071	R3,000	1,101	929	343	74,544	10.98%	-1,232	-1,267	-1,038	-1,205	-973
6	Ground	1B1B		43	43	799,000	159,800	639,200	6,612	5,967	R36,000	1,290	991	380	94,944	11.88%	-716	-1,079	-1,028	-1,214	-1,459
7	Ground	1B1B		43	43	799,000	159,800	639,200	6,762	5,967	R36,000	1,290	991	389	95,544	11.96%	-675	-829	-869	-1,056	-1,291
8	Ground	1B1B		43	43	799,000	159,800	639,200	6,812	5,967	R37,200	1,290	991	392	97,344	12.18%	-528	-779	-816	-1,003	-1,236
9	Ground	1B1B		43	43	799,000	159,800	639,200	6,462	5,967	R37,200	1,290	991	372	93,144	11.66%	-857	-1,129	-1,187	-1,372	-1,627
10	Ground	1B1B		43	43	799,000	159,800	639,200	6,462	5,967	R37,200	1,290	991	372	93,144	11.66%	-857	-1,129	-1,187	-1,372	-1,627
11	Ground	1B1B		43	43	799,000	159,800	639,200	6,812	5,967	R37,200	1,290	991	392	97,344	12.18%	-528	-779	-816	-1,003	-1,236
12	Ground	1B1B		43	43	799,000	159,800	639,200	6,762	5,967	R37,200	1,290	991	389	96,744	12.11%	-575	-829	-869	-1,056	-1,291
13	Ground	1B1B		43	43	799,000	159,800	639,200	6,662	5,967	R37,200	1,290	991	383	95,544	11.96%	-669	-929	-975	-1,161	-1,403
14	Ground	1B1B	Full Bath	55	55	899,000	179,800	719,200	7,062	6,714	R75,000	1,614	1,042	0	102,744	11.43%	-808	-294	-463	-466	-452
15	Ground	1B1B		36	36	679,000	135,800	543,200	6,062	5,071	R3,000	1,101	929	349	75,744	11.16%	-1,138	-1,167	-932	-1,099	-861
16	Ground	1B1B		36	36	679,000	135,800	543,200	6,062	5,071	R3,000	1,101	929	349	75,744	11.16%	-1,138	-1,167	-932	-1,099	-861
17	Ground	1B1B	Full Bath	55	55	899,000	179,800	719,200	7,331	6,714	R69,000	1,614	1,042	0	106,572	11.85%	-489	-558	-161	-146	-112
101	First Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	6,862	6,714	R90,000	1,614	1,042	0	106,944	11.90%	-458	-556	-438	-455	-454
102	First Floor	1B1B		36	36	679,000	135,800	543,200	6,062	5,071	R15,000	1,101	929	349	81,744	12.04%	-638	-667	-932	-1,099	-861
103	First Floor	1B1B		36	36	679,000	135,800	543,200	5,962	5,071	R15,000	1,101	929	343	80,544	11.86%	-732	-767	-1,038	-1,205	-973
104	First Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	7,230	6,714	R90,000	1,614	1,042	0	112,560	12.52%	10	-266	-25	-16	11
105	First Floor	1B1B		36	36	679,000	135,800	543,200	6,112	5,071	R15,000	1,101	929	351	82,344	12.13%	-591	-617	-879	-1,047	-805
106	First Floor	1B1B		43	43	799,000	159,800	639,200	6,826	5,967	R62,400	1,290	991	392	103,512	12.96%	-14	-365	-301	-489	-1,020
107	First Floor	1B1B		43	43	799,000	159,800	639,200	6,826	5,967	R62,400	1,290	991	392	103,512	12.96%	-14	-365	-301	-489	-1,020
108	First Floor	1B1B		43	43	799,000	159,800	639,200	6,612	5,967	R62,400	1,290	991	380	100,944	12.63%	-216	-579	-528	-714	-1,259
109	First Floor	1B1B		44	44	799,000	159,800	639,200	6,412	5,967	R62,400	1,317	991	369	98,544	12.33%	-432	-807	-770	-957	-1,517
110	First Floor	1B1B		44	44	799,000	159,800	639,200	6,612	5,967	R62,400	1,317	991	380	100,944	12.63%	-243	-608	-558	-746	-1,293
111	First Floor	1B1B		43	43	799,000	159,800	639,200	6,612	5,967	R62,400	1,290	991	380	100,944	12.63%	-216	-579	-528	-714	-1,259
112	First Floor	1B1B		43	43	799,000	159,800	639,200	6,562	5,967	R62,400	1,290	991	377	100,344	12.56%	-263	-629	-581	-767	-1,315
113	First Floor	1B1B		43	43	799,000	159,800	639,200	6,862	5,967	R62,400	1,290	991	395	103,944	13.01%	20	-329	-263	-451	-980
114	First Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	6,762	6,714	R81,000	1,614	1,042	0	102,744	11.43%	-808	-1,162	-550	-574	-580
115	First Floor	1B1B		36	36	679,000	135,800	543,200	6,321	5,071	R15,000	1,101	929	363	84,852	12.50%	-394	-408	-658	-826	-572
116	First Floor	1B1B		36	36	679,000	135,800	543,200	6,112	5,071	R15,000	1,101	929	351	82,344	12.13%	-591	-617	-879	-1,047	-805
117	First Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	6,912	6,714	R90,000	1,614	1,042	0	109,944	12.23%	-208	-703	-382	-395	-391
201	Second Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	6,712	6,714	R90,000	1,614	1,042	386	107,544	11.96%	-794	-915	-607	-633	-643
202	Second Floor	1B1B		36	36	679,000	135,800	543,200	6,321	5,071	R15,000	1,101	929	363	84,852	12.50%	-394	-408	-658	-826	-572
203	Second Floor	1B1B		36	36	679,000	135,800	543,200	6,062	5,071	R15,000	1,101	929	349	81,744	12.04%	-638	-667	-932	-1,099	-861
204	Second Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	7,230	6,714	R90,000	1,614	1,042	0	111,360	12.39%	-90	-166	-25	-16	11
205	Second Floor	1B1B		36	36	679,000	135,800	543,200	6,062	5,071	R15,000	1,101	929	349	81,744	12.04%	-638	-667	-932	-1,099	-861
206	Second Floor	1B1B		43	43	799,000	159,800	639,200	6,826	5,967	R62,400	1,290	991	392	107,112	13.41%	286	-665	-301	-489	-1,020
207	Second Floor	1B1B		43	43	799,000	159,800	639,200	6,686	5,967	R62,400	1,290	991	384	105,432	13.20%	154	-805	-449	-636	-1,176

313	Third Floor	1B1B		43	43	799,000	159,800	639,200	6,826	5,967	R62,400	1,290	991	392	103,512	12.96%	-14	-365	-301	-489	-1,020
314	Third Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	6,712	6,714	R90,000	1,614	1,042	0	105,144	11.70%	-608	-715	-607	-633	-643
315	Third Floor	1B1B		36	36	679,000	135,800	543,200	5,962	5,071	R15,000	1,101	929	343	80,544	11.86%	-732	-767	-1,038	-1,205	-973
316	Third Floor	1B1B		36	36	679,000	135,800	543,200	5,962	5,071	R15,000	1,101	929	343	80,544	11.86%	-732	-767	-1,038	-1,205	-973
317	Third Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	6,912	6,714	R90,000	1,614	1,042	0	107,544	11.96%	-408	-503	-382	-395	-391
401	Fourth Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	6,714	6,714	R90,000	1,614	1,042	0	111,360	12.39%	-90	-166	-25	-16	11
402	Fourth Floor	1B1B		36	36	679,000	135,800	543,200	6,321	5,071	R15,000	1,101	929	363	84,852	12.50%	-394	-408	-658	-826	-572
403	Fourth Floor	1B1B		36	36	679,000	135,800	543,200	6,321	5,071	R15,000	1,101	929	363	84,852	12.50%	-394	-408	-658	-826	-572
404	Fourth Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	6,912	6,714	R90,000	1,614	1,042	0	107,544	11.96%	-408	-503	-382	-395	-391
405	Fourth Floor	1B1B		36	36	679,000	135,800	543,200	6,112	5,071	R15,000	1,101	929	351	82,344	12.13%	-591	-617	-879	-1,047	-805
406	Fourth Floor	1B1B		43	43	799,000	159,800	639,200	6,826	5,967	R62,400	1,290	991	392	103,512	12.96%	-14	-365	-301	-489	-1,020
407	Fourth Floor	1B1B		43	43	799,000	159,800	639,200	6,562	5,967	R62,400	1,290	991	377	100,344	12.56%	-263	-629	-581	-767	-1,315
408	Fourth Floor	1B1B		43	43	799,000	159,800	639,200	6,826	5,967	R62,400	1,290	991	392	103,512	12.96%	-14	-365	-301	-489	-1,020
409	Fourth Floor	1B1B		44	44	799,000	159,800	639,200	6,412	5,967	R62,400	1,317	991	369	98,544	12.33%	-432	-807	-770	-957	-1,517
410	Fourth Floor	1B1B		44	44	799,000	159,800	639,200	6,612	5,967	R62,400	1,317	991	380	100,944	12.63%	-243	-608	-558	-746	-1,293
411	Fourth Floor	1B1B		43	43	799,000	159,800	639,200	6,562	5,967	R62,400	1,290	991	377	100,344	12.56%	-263	-629	-581	-767	-1,315
412	Fourth Floor	1B1B		43	43	799,000	159,800	639,200	6,412	5,967	R62,400	1,290	991	369	98,544	12.33%	-405	-779	-739	-925	-1,482
413	Fourth Floor	1B1B		43	43	799,000	159,800	639,200	6,562	5,967	R62,400	1,290	991	377	100,344	12.56%	-263	-629	-581	-767	-1,315
414	Fourth Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	6,862	6,714	R90,000	1,614	1,042	0	106,944	11.90%	-458	-556	-438	-455	-454
415	Fourth Floor	1B1B		36	36	679,000	135,800	543,200	5,812	5,071	R15,000	1,101	929	334	78,744	11.60%	-873	-916	-1,197	-1,363	-1,140
416	Fourth Floor	1B1B		36	36	679,000	135,800	543,200	6,112	5,071	R15,000	1,101	929	351	82,344	12.13%	-591	-617	-879	-1,047	-805
417	Fourth Floor	1B1B	Full Bath	55	55	899,000	179,800	719,200	6,912	6,714	R90,000	1,614	1,042	0	107,544	11.96%	-408	-503	-382	-395	-391

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
1	7,331	7,771	8,237	8,731	9,255
2	6,112	6,479	6,867	7,279	7,716
3	6,262	6,638	7,036	7,458	7,906
4	7,112	7,539	7,991	8,471	8,979
5	5,962	6,320	6,699	7,101	7,527
6	6,612	7,009	7,429	7,875	8,347
7	6,762	7,168	7,598	8,054	8,537
8	6,812	7,221	7,654	8,113	8,600
9	6,462	6,850	7,261	7,696	8,158
10	6,462	6,850	7,261	7,696	8,158
11	6,812	7,221	7,654	8,113	8,600
12	6,762	7,168	7,598	8,054	8,537
13	6,662	7,062	7,485	7,935	8,411
14	7,062	7,486	7,935	8,411	8,916
15	6,062	6,426	6,811	7,220	7,653
16	6,062	6,426	6,811	7,220	7,653
17	7,331	7,771	8,237	8,731	9,255
101	6,862	7,274	7,710	8,173	8,663
102	6,062	6,426	6,811	7,220	7,653
103	5,962	6,320	6,699	7,101	7,527
104	7,230	7,664	8,124	8,611	9,128
105	6,112	6,479	6,867	7,279	7,716
106	6,826	7,236	7,670	8,130	8,618
107	6,826	7,236	7,670	8,130	8,618
108	6,612	7,009	7,429	7,875	8,347
109	6,412	6,797	7,205	7,637	8,095
110	6,612	7,009	7,429	7,875	8,347
111	6,612	7,009	7,429	7,875	8,347
112	6,562	6,956	7,373	7,815	8,284
113	6,862	7,274	7,710	8,173	8,663
114	6,762	7,168	7,598	8,054	8,537
115	6,321	6,700	7,102	7,528	7,980
116	6,112	6,479	6,867	7,279	7,716
117	6,912	7,327	7,766	8,232	8,726
201	6,712	7,115	7,542	7,994	8,474
202	6,321	6,700	7,102	7,528	7,980
203	6,062	6,426	6,811	7,220	7,653
204	7,230	7,664	8,124	8,611	9,128
205	6,062	6,426	6,811	7,220	7,653
206	6,826	7,236	7,670	8,130	8,618
207	6,686	7,087	7,512	7,963	8,441
208	6,562	6,956	7,373	7,815	8,284
209	6,612	7,009	7,429	7,875	8,347
210	6,826	7,236	7,670	8,130	8,618
211	6,912	7,327	7,766	8,232	8,726
212	6,612	7,009	7,429	7,875	8,347
213	6,262	6,638	7,036	7,458	7,906
214	6,912	7,327	7,766	8,232	8,726
215	6,321	6,700	7,102	7,528	7,980
216	5,762	6,108	6,474	6,863	7,274
217	6,562	6,956	7,373	7,815	8,284
301	7,230	7,664	8,124	8,611	9,128
302	5,912	6,267	6,643	7,041	7,464
303	5,862	6,214	6,587	6,982	7,401
304	7,230	7,664	8,124	8,611	9,128
305	6,062	6,426	6,811	7,220	7,653
306	6,412	6,797	7,205	7,637	8,095
307	6,412	6,797	7,205	7,637	8,095
308	6,826	7,236	7,670	8,130	8,618
309	6,826	7,236	7,670	8,130	8,618
310	6,826	7,236	7,670	8,130	8,618
311	6,826	7,236	7,670	8,130	8,618
312	6,462	6,850	7,261	7,696	8,158

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
1	1,614	1,711	1,813	1,922	2,038
2	1,101	1,167	1,237	1,311	1,390
3	1,101	1,167	1,237	1,311	1,390
4	1,614	1,711	1,813	1,922	2,038
5	1,101	1,167	1,237	1,311	1,390
6	1,290	1,367	1,449	1,536	1,629
7	1,290	1,367	1,449	1,536	1,629
8	1,290	1,367	1,449	1,536	1,629
9	1,290	1,367	1,449	1,536	1,629
10	1,290	1,367	1,449	1,536	1,629
11	1,290	1,367	1,449	1,536	1,629
12	1,290	1,367	1,449	1,536	1,629
13	1,290	1,367	1,449	1,536	1,629
14	1,614	1,711	1,813	1,922	2,038
15	1,101	1,167	1,237	1,311	1,390
16	1,101	1,167	1,237	1,311	1,390
17	1,614	1,711	1,813	1,922	2,038
101	1,614	1,711	1,813	1,922	2,038
102	1,101	1,167	1,237	1,311	1,390
103	1,101	1,167	1,237	1,311	1,390
104	1,614	1,711	1,813	1,922	2,038
105	1,101	1,167	1,237	1,311	1,390
106	1,290	1,367	1,449	1,536	1,629
107	1,290	1,367	1,449	1,536	1,629
108	1,290	1,367	1,449	1,536	1,629
109	1,317	1,396	1,480	1,569	1,663
110	1,317	1,396	1,480	1,569	1,663
111	1,290	1,367	1,449	1,536	1,629
112	1,290	1,367	1,449	1,536	1,629
113	1,290	1,367	1,449	1,536	1,629
114	1,614	1,711	1,813	1,922	2,038
115	1,101	1,167	1,237	1,311	1,390
116	1,101	1,167	1,237	1,311	1,390
117	1,614	1,711	1,813	1,922	2,038
201	1,614	1,711	1,813	1,922	2,038
202	1,101	1,167	1,237	1,311	1,390
203	1,101	1,167	1,237	1,311	1,390
204	1,614	1,711	1,813	1,922	2,038
205	1,101	1,167	1,237	1,311	1,390
206	1,290	1,367	1,449	1,536	1,629
207	1,290	1,367	1,449	1,536	1,629
208	1,290	1,367	1,449	1,536	1,629
209	1,317	1,396	1,480	1,569	1,663
210	1,317	1,396	1,480	1,569	1,663
211	1,290	1,367	1,449	1,536	1,629
212	1,290	1,367	1,449	1,536	1,629
213	1,290	1,367	1,449	1,536	1,629
214	1,614	1,711	1,813	1,922	2,038
215	1,101	1,167	1,237	1,311	1,390
216	1,101	1,167	1,237	1,311	1,390
217	1,614	1,711	1,813	1,922	2,038
301	1,614	1,711	1,813	1,922	2,038
302	1,101	1,167	1,237	1,311	1,390
303	1,101	1,167	1,237	1,311	1,390
304	1,614	1,711	1,813	1,922	2,038
305	1,101	1,167	1,237	1,311	1,390
306	1,290	1,367	1,449	1,536	1,629
307	1,290	1,367	1,449	1,536	1,629
308	1,290	1,367	1,449	1,536	1,629
309	1,317	1			

313	6,826	7,236	7,670	8,130	8,618
314	6,712	7,115	7,542	7,994	8,474
315	5,962	6,320	6,699	7,101	7,527
316	5,962	6,320	6,699	7,101	7,527
317	6,912	7,327	7,766	8,232	8,726
401	7,230	7,664	8,124	8,611	9,128
402	6,321	6,700	7,102	7,528	7,980
403	6,321	6,700	7,102	7,528	7,980
404	6,912	7,327	7,766	8,232	8,726
405	6,112	6,479	6,867	7,279	7,716
406	6,826	7,236	7,670	8,130	8,618
407	6,562	6,956	7,373	7,815	8,284
408	6,826	7,236	7,670	8,130	8,618
409	6,412	6,797	7,205	7,637	8,095
410	6,612	7,009	7,429	7,875	8,347
411	6,562	6,956	7,373	7,815	8,284
412	6,412	6,797	7,205	7,637	8,095
413	6,562	6,956	7,373	7,815	8,284
414	6,862	7,274	7,710	8,173	8,663
415	6,812	7,181	7,563	7,992	8,438
416	6,112	6,479	6,867	7,279	7,716
417	6,912	7,327	7,766	8,232	8,726

313	1,290	1,367	1,449	1,536	1,629
314	1,614	1,711	1,813	1,922	2,038
315	1,101	1,167	1,237	1,311	1,390
316	1,101	1,167	1,237	1,311	1,390
317	1,614	1,711	1,813	1,922	2,038
401	1,614	1,711	1,813	1,922	2,038
402	1,101	1,167	1,237	1,311	1,390
403	1,101	1,167	1,237	1,311	1,390
404	1,614	1,711	1,813	1,922	2,038
405	1,101	1,167	1,237	1,311	1,390
406	1,290	1,367	1,449	1,536	1,629
407	1,290	1,367	1,449	1,536	1,629
408	1,290	1,367	1,449	1,536	1,629
409	1,317	1,396	1,480	1,569	1,663
410	1,317	1,396	1,480	1,569	1,663
411	1,290	1,367	1,449	1,536	1,629
412	1,290	1,367	1,449	1,536	1,629
413	1,290	1,367	1,449	1,536	1,629
414	1,614	1,711	1,813	1,922	2,038
415	1,101	1,167	1,237	1,311	1,390
416	1,101	1,167	1,237	1,311	1,390
417	1,614	1,711	1,813	1,922	2,038

313	62,400	1,800.00	1,200.00	1,000.00	1,000.00	200.00
314	90,000	2,050.00	1,700.00	1,550.00	1,250.00	950.00
315	15,000	750.00	500.00	0.00	0.00	0.00
316	15,000	750.00	500.00	0.00	0.00	0.00
317	90,000	2,050.00	1,700.00	1,550.00	1,250.00	950.00
401	90,000	2,050.00	1,700.00	1,550.00	1,250.00	950.00
402	15,000	750.00	500.00	0.00	0.00	0.00
403	15,000	750.00	500.00	0.00	0.00	0.00
404	90,000	2,050.00	1,700.00	1,550.00	1,250.00	950.00
405	15,000	750.00	500.00	0.00	0.00	0.00
406	62,400	1,800.00	1,200.00	1,000.00	1,000.00	200.00
407	62,400	1,800.00	1,200.00	1,000.00	1,000.00	200.00
408	62,400	1,800.00	1,200.00	1,000.00	1,000.00	200.00
409	62,400	1,800.00	1,200.00	1,000.00	1,000.00	200.00
410	62,400	1,800.00	1,200.00	1,000.00	1,000.00	200.00
411	62,400	1,800.00	1,200.00	1,000.00	1,000.00	200.00
412	62,400	1,800.00	1,200.00	1,000.00	1,000.00	200.00
413	62,400	1,800.00	1,200.00	1,000.00	1,000.00	200.00
414	90,000	2,050.00	1,700.00	1,550.00	1,250.00	950.00
415	15,000	750.00	500.00	0.00	0.00	0.00
416	15,000	750.00	500.00	0.00	0.00	0.00
417	90,000	2,050.00	1,700.00	1,550.00	1,250.00	950.00

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
1	1,042	1,105	1,171	1,241	1,316
2	929	985	1,044	1,107	1,173
3	929	985	1,044	1,107	1,173
4	1,042	1,105	1,171	1,241	1,316
5	929	985	1,044	1,107	1,173
6	991	1,050	1,113	1,180	1,251
7	991	1,050	1,113	1,180	1,251
8	991	1,050	1,113	1,180	1,251
9	991	1,050	1,113	1,180	1,251
10	991	1,050	1,113	1,180	1,251
11	991	1,050	1,113	1,180	1,251
12	991	1,050	1,113	1,180	1,251
13	991	1,050	1,113	1,180	1,251
14	1,042	1,105	1,171	1,241	1,316
15	929	985	1,044	1,107	1,173
16	929	985	1,044	1,107	1,173
17	1,042	1,105	1,171	1,241	1,316
101	1,042	1,105	1,171	1,241	1,316
102	929	985	1,044	1,107	1,173
103	929	985	1,044	1,107	1,173
104	1,042	1,105	1,171	1,241	1,316
105	929	985	1,044	1,107	1,173
106	991	1,050	1,113	1,180	1,251
107	991	1,050	1,113	1,180	1,251
108	991	1,050	1,113	1,180	1,251
109	991	1,050	1,113	1,180	1,251
110	991	1,050	1,113	1,180	1,251
111	991	1,050	1,113	1,180	1,251
112	991	1,050	1,113	1,180	1,251
113	991	1,050	1,113	1,180	1,251
114	1,042	1,105	1,171	1,241	1,316
115	929	985	1,044	1,107	1,173
116	929	985	1,044	1,107	1,173
117	1,042	1,105	1,171	1,241	1,316
201	1,042	1,105	1,171	1,241	1,316
202	929	985	1,044	1,107	1,173
203	929	985	1,044	1,107	1,173
204	1,042	1,105	1,171	1,241	1,316
205	929	985	1,044	1,107	1,173
206	991	1,050	1,113	1,180	1,251
207	991	1,050	1,113	1,180	1,251
208	991	1,050	1,113	1,180	1,251
209	991	1,050	1,113	1,180	1,251
210	991	1,050	1,113	1,180	1,251
211	991	1,050	1,113	1,180	1,251
212	991	1,050	1,113	1,180	1,251
213	991	1,050	1,113	1,180	1,251
214	1,042	1,105	1,171	1,241	1,316
215	929	985	1,044	1,107	1,173
216	929	985	1,044	1,107	1,173
217	1,042	1,105	1,171	1,241	1,316
301	1,042	1,105	1,171	1,241	1,316
302	929	985	1,044	1,107	1,173
303	929	985	1,044	1,107	1,173
304	1,042	1,105	1,171	1,241	1,316
305	929	985	1,044	1,107	1,173
306	991	1,050	1,113	1,180	1,251
307	991	1,050	1,113	1,180	1,251
308	991	1,050	1,113	1,180	1,251
309	991	1,050	1,113	1,180	1,251
310	991	1,050	1,113	1,180	1,251
311	991	1,050	1,113	1,180	1,251

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Rental Management	Year 1 (5% + VAT)	Year 2 (10% + VAT)	Year 3 (10% + VAT)	Year 4 (10% + VAT)	Year 5 (10% + VAT)
1	0	0	0	0	0
2	351	373	395	837	887
3	360	382	405	858	909
4	0	0	0	0	0
5	343	363	385	817	866
6	380	403	427	906	960
7	389	412	437	926	982
8	392	415	440	933	989
9	372	394	417	885	938
10	372	394	417	885	938
11	392	415	440	933	989
12	389	412	437	926	982
13	383	406	430	912	967
14	0	0	0	0	0
15	349	369	392	830	880
16	349	369	392	830	880
17	0	0	0	0	0
101	0	0	0	0	0
102	349	369	392	830	880
103	343	363	385	817	866
104	0	0	0	0	0
105	351	373	395	837	887
106	392	416	441	935	991
107	392	416	441	935	991
108	380	403	427	906	960
109	389	391	414	878	931
110	380	403	427	906	960
111	380	403	427	906	960
112	377	400	424	899	953
113	395	418	443	940	996
114	0	0	0	0	0
115	363	385	408	866	918
116	351	373	395	837	887
117	0	0	0	0	0
201	0	0	0	0	0
202	363	385	408	866	918
203	349	369	392	830	880
204	0	0	0	0	0
205	349	369	392	830	880
206	392	416	441	935	991
207	384	408	432	916	971
208	377	400	424	899	953
209	380	403	427	906	960
210	392	416	441	935	991
211	397	421	447	947	1,004
212	380	403	427	906	960
213	360	382	405	858	909
214	0	0	0	0	0
215	363	385	408	866	918
216	331	351	372	789	837
217	0	0	0	0	0
301	0	0	0	0	0
302	340	360	382	810	858
303	337	357	379	803	851
304	0	0	0	0	0
305	349	369	392	830	880
306	369	391	414	878	931
307	369	391	414	878	931
308	392	416	441	935	991
309	392	416	441	935	991
310	392	416	441	935	991
311	392	416	441	935	991

312	991	1,050	1,113	1,180	1,251
313	991	1,050	1,113	1,180	1,251
314	1,042	1,105	1,171	1,241	1,316
315	929	985	1,044	1,107	1,173
316	929	985	1,044	1,107	1,173
317	1,042	1,105	1,171	1,241	1,316
401	1,042	1,105	1,171	1,241	1,316
402	929	985	1,044	1,107	1,173
403	929	985	1,044	1,107	1,173
404	1,042	1,105	1,171	1,241	1,316
405	929	985	1,044	1,107	1,173
406	991	1,050	1,113	1,180	1,251
407	991	1,050	1,113	1,180	1,251
408	991	1,050	1,113	1,180	1,251
409	991	1,050	1,113	1,180	1,251
410	991	1,050	1,113	1,180	1,251
411	991	1,050	1,113	1,180	1,251
412	991	1,050	1,113	1,180	1,251
413	991	1,050	1,113	1,180	1,251
414	1,042	1,105	1,171	1,241	1,316
415	929	985	1,044	1,107	1,173
416	929	985	1,044	1,107	1,173
417	1,042	1,105	1,171	1,241	1,316

312	372	394	417	885	938
313	392	416	441	935	991
314	0	0	0	0	0
315	343	363	385	817	866
316	343	363	385	817	866
317	0	0	0	0	0
401	0	0	0	0	0
402	363	385	408	866	918
403	363	385	408	866	918
404	0	0	0	0	0
405	351	373	395	837	887
406	392	416	441	935	991
407	377	400	424	899	953
408	392	416	441	935	991
409	369	391	414	878	931
410	380	403	427	906	960
411	377	400	424	899	953
412	369	391	414	878	931
413	377	400	424	899	953
414	0	0	0	0	0
415	334	354	375	796	844
416	351	373	395	837	887
417	0	0	0	0	0