

**FINANCIAL ANALYSIS**

Sunset Village West - June 2025

Term in Years 30  
Interest Rate 10.75%

Inflation 6.00%  
Rental Escalation 6.00%

VAT 15.00%  
Levies - Rate/sqm see budget

**Sunset Village West**

**Option 1: 100% Financing**

Nr per type available	Type	Floor	Unit Type	Avg Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Rental Income	100% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Levy year 1 (projected)	Projected Property Rates year 1	Monthly Rental Management at 11.5% incl VAT	Gross Income per annum (incl year 1 rental assist)	Gross Yield (incl rental assist)	Year 1 Net Monthly Cash Flow (excl tenant insurance)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
9	All	G	2B1B	40	0	40	614,000	0	614,000	7,500	5,732	0	870	150	863	90,000	14.66%	-114	224	581	960	1,361
9	All	FF	2B1B	40	0	40	614,000	0	614,000	7,000	5,732	0	870	150	805	84,000	13.68%	-557	-245	84	433	803
18	All	SF & TF	2B1B	40	0	40	614,000	0	614,000	7,200	5,732	0	870	150	828	86,400	14.07%	-380	-58	283	644	1,026

**Option 2: 90% Financing**

Nr per type available	Type	Floor	Unit Type	Avg Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Rental Income	90% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Levy year 1 (projected)	Projected Property Rates year 1	Monthly Rental Management at 11.5% incl VAT	Gross Income per annum (incl year 1 rental assist)	Gross Yield (incl rental assist)	Year 1 Net Monthly Cash Flow (excl tenant insurance)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
9	All	G	2B1B	40	0	40	614,000	61,400	552,600	7,500	5,158	0	870	150	863	90,000	14.66%	459	797	1,154	1,533	1,935
9	All	FF	2B1B	40	0	40	614,000	61,400	552,600	7,000	5,158	0	870	150	805	84,000	13.68%	17	328	657	1,006	1,376
18	All	SF & TF	2B1B	40	0	40	614,000	61,400	552,600	7,200	5,158	0	870	150	828	86,400	14.07%	194	516	856	1,217	1,599

**Option 3: 80% Financing**

Nr per type available	Type	Floor	Unit Type	Avg Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Rental Income	80% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Levy year 1 (projected)	Projected Property Rates year 1	Monthly Rental Management at 11.5% incl VAT	Gross Income per annum (incl year 1 rental assist)	Gross Yield (incl rental assist)	Year 1 Net Monthly Cash Flow (excl tenant insurance)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
9	All	G	2B1B	40	0	40	614,000	122,800	491,200	7,500	4,585	0	870	150	863	90,000	14.66%	1,032	1,370	1,728	2,106	2,508
9	All	FF	2B1B	40	0	40	614,000	122,800	491,200	7,000	4,585	0	870	150	805	84,000	13.68%	590	901	1,230	1,579	1,949
18	All	SF & TF	2B1B	40	0	40	614,000	122,800	491,200	7,200	4,585	0	870	150	828	86,400	14.07%	767	1,089	1,429	1,790	2,173

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
All	7,500	7,950	8,427	8,933	9,469
All	7,000	7,420	7,865	8,337	8,837
All	7,200	7,632	8,090	8,575	9,090

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
All	870	922	978	1036	1098
All	870	922	978	1036	1098
All	870	922	978	1036	1098

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
All	RO	RO	RO	RO	RO	RO
All	RO	RO	RO	RO	RO	RO
All	RO	RO	RO	RO	RO	RO

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
All	149	158	168	178	188
All	149	158	168	178	188
All	149	158	168	178	188

Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
All	862.5	914	969	1027	1089
All	805	853	904	959	1016
All	828	878	930	986	1045

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Levies - Rate/sqm **see budget**

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**Option 1: 100% Financing**

Nr per type available	Type	Floor	Unit Type	Avg Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Rental Income	100% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Levy year 1 (projected)	Projected Property Rates year 1	Monthly Rental Management at 11.5% incl VAT	Gross Income per annum (incl year 1 rental assist)	Gross Yield (incl rental assist)	Year 1 Net Monthly Cash Flow (excl tenant insurance)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
9	All	G	2B1B	40	0	40	636,000	0	636,000	7,500	5,937	0	870	150	863	90,000	14.15%	-319	7	364	742	1,143
9	All	FF	2B1B	40	0	40	636,000	0	636,000	7,000	5,937	0	870	150	805	84,000	13.21%	-762	-462	-133	215	584
18	All	SF & TF	2B1B	40	0	40	636,000	0	636,000	7,200	5,937	0	870	150	828	86,400	13.58%	-585	-274	66	426	808

**Option 2: 90% Financing**

Nr per type available	Type	Floor	Unit Type	Avg Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Rental Income	90% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Levy year 1 (projected)	Projected Property Rates year 1	Monthly Rental Management at 11.5% incl VAT	Gross Income per annum (incl year 1 rental assist)	Gross Yield (incl rental assist)	Year 1 Net Monthly Cash Flow (excl tenant insurance)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
9	All	G	2B1B	40	0	40	636,000	63,600	572,400	7,500	5,343	0	870	150	863	90,000	14.15%	274	601	958	1,336	1,737
9	All	FF	2B1B	40	0	40	636,000	63,600	572,400	7,000	5,343	0	870	150	805	84,000	13.21%	-168	132	461	809	1,178
18	All	SF & TF	2B1B	40	0	40	636,000	63,600	572,400	7,200	5,343	0	870	150	828	86,400	13.58%	9	320	659	1,020	1,401

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Nr per type available	Type	Floor	Unit Type	Avg Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Rental Income	80% Finance over 30 Years at a 10.75% Interest Rate	Rental Assist	Levy year 1 (projected)	Projected Property Rates year 1	Monthly Rental Management at 11.5% incl VAT	Gross Income per annum (incl year 1 rental assist)	Gross Yield (incl rental assist)	Year 1 Net Monthly Cash Flow (excl tenant insurance)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
9	All	G	2B1B	40	0	40	636,000	127,200	508,800	7,500	4,750	0	870	150	863	90,000	14.15%	868	1,195	1,551	1,930	2,330
9	All	FF	2B1B	40	0	40	636,000	127,200	508,800	7,000	4,750	0	870	150	805	84,000	13.21%	425	726	1,054	1,403	1,772
18	All	SF & TF	2B1B	40	0	40	636,000	127,200	508,800	7,200	4,750	0	870	150	828	86,400	13.58%	602	913	1,253	1,613	1,995

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
All	7,500	7,950	8,427	8,933	9,469
All	7,000	7,420	7,865	8,337	8,837
All	7,200	7,632	8,090	8,575	9,090

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
All	870	922	978	1036	1098
All	870	922	978	1036	1098
All	870	922	978	1036	1098

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
All	RO	RO	RO	RO	RO	RO
All	RO	RO	RO	RO	RO	RO
All	RO	RO	RO	RO	RO	RO

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
All	168	169	179	190	201
All	168	169	179	190	201
All	168	169	179	190	201

Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
All	862.5	914	969	1027	1089
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