

**FINANCIAL ANALYSIS**  
Sunset Village West

Term in Years 30  
Interest Rate 10.75%

Inflation 6.00%  
Rental Escalation 6.00%

VAT 15.00%  
Levies - Rate/sqsm 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	65,196	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	65,196	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	65,196	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	R0	R0	R0	R0	R0	R0
All	R0	R0	R0	R0	R0	R0
All	R0	R0	R0	R0	R0	R0

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

Sunset Village West DISCLAIMER (Grow 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. Grow 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 Grow 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.