

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/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	599,000	0	599,000	7,500	5,592	0	870	150	863	90,000	15.03%	26	371	729	1,108	1,510
9	All	FF	2B1B	40	0	40	599,000	0	599,000	7,000	5,592	0	870	150	805	84,000	14.02%	-417	-98	232	581	952
18	All	SF & TF	2B1B	40	0	40	599,000	0	599,000	7,200	5,592	0	870	150	828	86,400	14.42%	-240	90	431	792	1,175

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	599,000	59,900	539,100	7,500	5,032	0	870	150	863	90,000	15.03%	585	931	1,288	1,668	2,070
9	All	FF	2B1B	40	0	40	599,000	59,900	539,100	7,000	5,032	0	870	150	805	84,000	14.02%	143	462	791	1,141	1,511
18	All	SF & TF	2B1B	40	0	40	599,000	59,900	539,100	7,200	5,032	0	870	150	828	86,400	14.42%	320	649	990	1,351	1,734

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	599,000	119,800	479,200	7,500	4,473	65,196	870	150	863	90,000	15.03%	1,144	1,490	1,848	2,227	2,629
9	All	FF	2B1B	40	0	40	599,000	119,800	479,200	7,000	4,473	65,196	870	150	805	84,000	14.02%	702	1,021	1,350	1,700	2,070
18	All	SF & TF	2B1B	40	0	40	599,000	119,800	479,200	7,200	4,473	65,196	870	150	828	86,400	14.42%	879	1,208	1,549	1,911	2,294

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	RD	RD	RD	RD	RD	RD
All	RD	RD	RD	RD	RD	RD
All	RD	RD	RD	RD	RD	RD

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
All	142	151	160	169	179
All	142	151	160	169	179
All	142	151	160	169	179

Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
All	882.5	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.