

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 | 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 | 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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Sunset Village West

FINANCIAL ANALYSIS Sunset Village West - June 2025

| | | | | | |
|---------------|--------|-------------------|-------|-------------------|------------|
| Term in Years | 30 | Inflation | 6.00% | VAT | 15.00% |
| Interest Rate | 10.75% | Rental Escalation | 6.00% | Levies - Rate/sqm | see budget |

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 |

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 | 636,000 | 127,200 | 508,800 | 7,500 | 4,750 | 65,196 | 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 | 65,196 | 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 | 65,196 | 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 | 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 | 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 |
| All | 805 | 853 | 904 | 959 | 1016 |
| All | 828 | 878 | 930 | 986 | 1045 |

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