

Brook Manor
FINANCIAL ANALYSIS
14 June 2025

Term in Years **30** Inflation **6.00%** VAT **15.00%**
 Interest Rate **10.50%** Rental Escalation **7.50%** Levies - Rate per sqm **See below**

Option 1: 100% Financing

Section Number	Floor	Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excluding Utilities)	100% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl. Effluent charge, Incl WiFi)	Utilities Recovered from Tenant (Effluent & WiFi)	Effluent City Charge	Monthly Property Rates (Incl. Refuse)	Rental Management YR 1 & 2 at 5.75% incl VAT	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
8	GROUND	2 BED / 1 BATH	46	4	50	17	R1,249,000	0	1,249,000	9,945	11,425	45,600	1,983	1,252	802	867	572	143,340	12.68%	-2,452	-3,093	-3,451	-2,850	-2,701
11	GROUND	2 BED / 1 BATH	46	4	50	17	R1,249,000	0	1,249,000	9,890	11,425	45,600	1,983	1,252	802	867	569	142,680	12.63%	-2,504	-3,149	-3,507	-2,910	-2,766
12	GROUND	2 BED / 1 BATH	46	4	50	15	R1,249,000	0	1,249,000	9,945	11,425	45,600	1,983	1,252	802	867	572	143,340	12.68%	-2,452	-3,093	-3,451	-2,850	-2,701
13	GROUND	2 BED / 1 BATH	46	4	50	15	R1,249,000	0	1,249,000	9,505	11,425	45,600	1,983	1,252	802	867	547	138,060	12.26%	-2,867	-3,539	-3,901	-3,333	-3,221
14	GROUND	2 BED / 1 BATH	46	4	50	15	R1,249,000	0	1,249,000	9,395	11,425	45,600	1,983	1,252	802	867	540	136,740	12.15%	-2,970	-3,650	-4,013	-3,454	-3,351
19	GROUND	2 BED / 1 BATH	46	4	50	10	R1,249,000	0	1,249,000	10,110	11,425	45,600	1,983	1,252	802	867	581	145,320	12.84%	-2,296	-2,926	-3,282	-2,668	-2,506
20	GROUND	2 BED / 1 BATH	46	4	50	31	R1,249,000	0	1,249,000	9,945	11,425	45,600	1,983	1,252	802	867	572	143,340	12.68%	-2,452	-3,093	-3,451	-2,850	-2,701
33	FIRST	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	131,460	12.68%	-2,928	-3,639	-4,006	-3,481	-3,414
37	FIRST	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	131,460	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
38	FIRST	2 BED / 1 BATH	47	4	51	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	131,460	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
39	FIRST	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,790	10,968	45,600	1,983	1,252	802	867	505	129,480	12.05%	-3,083	-3,806	-4,175	-3,662	-3,609
44	FIRST	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	114,322	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
54	SECOND	2 BED / 1 BATH	47	4	51	0	R1,199,000	0	1,199,000	9,450	10,968	45,600	1,983	1,252	802	867	543	120,224	12.71%	-2,461	-3,137	-3,500	-2,937	-2,829
56	SECOND	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	114,322	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
57	SECOND	2 BED / 1 BATH	47	4	51	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	114,018	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
58	SECOND	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,790	10,968	45,600	1,983	1,252	802	867	505	111,963	12.05%	-3,083	-3,806	-4,175	-3,662	-3,609
59	SECOND	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	9,065	10,968	45,600	1,983	1,252	802	867	521	115,756	12.33%	-2,824	-3,527	-3,893	-3,360	-3,284
60	SECOND	2 BED / 1 BATH	47	4	51	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	114,322	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
61	SECOND	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,639	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
62	SECOND	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,790	10,968	45,600	1,983	1,252	802	867	505	111,659	12.05%	-3,083	-3,806	-4,175	-3,662	-3,609
64	SECOND	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,790	10,968	45,600	1,983	1,252	802	867	505	111,659	12.05%	-3,083	-3,806	-4,175	-3,662	-3,609
65	SECOND	2 BED / 1 BATH	47	4	51	0	R1,199,000	0	1,199,000	8,790	10,968	45,600	1,983	1,252	802	867	505	111,545	12.05%	-3,083	-3,806	-4,175	-3,662	-3,609
66	SECOND	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,790	10,968	45,600	1,983	1,252	802	867	505	111,659	12.05%	-3,083	-3,806	-4,175	-3,662	-3,609
69	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,790	10,968	45,600	1,983	1,252	802	867	505	112,001	12.05%	-3,083	-3,806	-4,175	-3,662	-3,609
70	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,639	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
71	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,625	10,968	45,600	1,983	1,252	802	867	496	109,679	11.89%	-3,239	-3,973	-4,343	-3,844	-3,804
72	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,525	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
73	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,625	10,968	45,600	1,983	1,252	802	867	496	109,755	11.89%	-3,239	-3,973	-4,343	-3,844	-3,804
74	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,639	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
75	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,625	10,968	45,600	1,983	1,252	802	867	496	109,679	11.89%	-3,239	-3,973	-4,343	-3,844	-3,804
76	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,735	10,968	45,600	1,983	1,252	802	867	502	110,885	12.00%	-3,135	-3,862	-4,231	-3,723	-3,674
77	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,525	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
78	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,790	10,968	45,600	1,983	1,252	802	867	505	111,545	12.05%	-3,083	-3,806	-4,175	-3,662	-3,609
79	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,525	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
80	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	9,120	10,968	45,600	1,983	1,252	802	867	524	115,505	12.38%	-2,772	-3,471	-3,837	-3,299	-3,219
81	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,639	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
82	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,411	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
84	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,639	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
85	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,411	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
86	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	9,285	10,968	45,600	1,983	1,252	802	867	534	117,599	12.55%	-2,617	-3,304	-3,668	-3,118	-3,024
87	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,955	10,968	45,600	1,983	1,252	802	867	515	113,411	12.22%	-2,928	-3,639	-4,006	-3,481	-3,414
88	THIRD	2 BED / 1 BATH	46	4	50	0	R1,199,000	0	1,199,000	8,790	10,968	45,600	1,983	1,252	802	867	505	111,507	12.05%	-3,083	-3,806	-4,175	-3,662	-3,609

Option 2: 90% Financing

Section Number	Floor	Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excluding Utilities)	90% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl. Effluent charge, Incl WiFi)	Utilities Recovered from Tenant (Effluent & WiFi)	Effluent City Charge	Monthly Property Rates (Incl. Refuse)	Rental Management YR 1 & 2 at 5.75% incl VAT	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
8	GROUND	2 BED / 1 BATH	46	4	50	17	1,249,000	124,900	1,124,100	9,945	10,283	45,600	1,983	1,252	802	867	572	143,340	12.68%	-1,309	-1,950	-2,308	-1,707	-1,559
11	GROUND	2 BED / 1 BATH	46	4	50	17	1,249,000	124,900	1,124,100	9,890	10,283	45,600	1,983	1,252	802	867	569	142,680	12.63%	-1,361	-2,006	-2,364	-1,768	-1,624
12	GROUND	2 BED / 1 BATH	46	4	50	15	1,249,000	124,900	1,124,100	9,945	10,283	45,600	1,983	1,252	802	867	572	143,340	12.68%	-1,309	-1,950	-2,308	-1,707	-1,559
13	GROUND	2 BED / 1 BATH	46	4	50	15	1,249,000	124,900	1,124,100	9,505	10,283	45,600	1,983	1,252	802	867	547	138,060	12.26%	-1,724	-2,396	-2,758	-2,191	-2,079
14	GROUND	2 BED / 1 BATH	46	4	50	15	1,249,000	124,900	1,124,100	9,395	10,283	45,600	1,983	1,252	802	867	540	136,740	12.15%	-1,828	-2,508	-2,871	-2,312	-2,209
19	GROUND	2 BED / 1 BATH	46	4	50	10	1,249,000	1																

54	SECOND	2 BED / 1 BATH	47	4	51	0	1,199,000	119,900	1,079,100	9,450	9,871	45,600	1,983	1,252	802	867	543	120,224	12.71%	-1,364	-2,040	-2,403	-1,840	-1,732
56	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	114,322	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
57	SECOND	2 BED / 1 BATH	47	4	51	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	114,018	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
58	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,790	9,871	45,600	1,983	1,252	802	867	505	111,963	12.05%	-1,986	-2,709	-3,078	-2,565	-2,512
59	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	9,065	9,871	45,600	1,983	1,252	802	867	521	115,756	12.33%	-1,727	-2,430	-2,797	-2,263	-2,187
60	SECOND	2 BED / 1 BATH	47	4	51	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	114,322	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
61	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,639	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
62	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,790	9,871	45,600	1,983	1,252	802	867	505	111,659	12.05%	-1,986	-2,709	-3,078	-2,565	-2,512
64	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,790	9,871	45,600	1,983	1,252	802	867	505	111,659	12.05%	-1,986	-2,709	-3,078	-2,565	-2,512
65	SECOND	2 BED / 1 BATH	47	4	51	0	1,199,000	119,900	1,079,100	8,790	9,871	45,600	1,983	1,252	802	867	505	111,545	12.05%	-1,986	-2,709	-3,078	-2,565	-2,512
66	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,790	9,871	45,600	1,983	1,252	802	867	505	111,659	12.05%	-1,986	-2,709	-3,078	-2,565	-2,512
69	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,790	9,871	45,600	1,983	1,252	802	867	505	112,001	12.05%	-1,986	-2,709	-3,078	-2,565	-2,512
70	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,639	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
71	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,625	9,871	45,600	1,983	1,252	802	867	496	109,679	11.89%	-2,142	-2,876	-3,247	-2,747	-2,707
72	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,525	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
73	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,625	9,871	45,600	1,983	1,252	802	867	496	109,755	11.89%	-2,142	-2,876	-3,247	-2,747	-2,707
74	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,639	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
75	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,625	9,871	45,600	1,983	1,252	802	867	496	109,679	11.89%	-2,142	-2,876	-3,247	-2,747	-2,707
76	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,735	9,871	45,600	1,983	1,252	802	867	502	110,885	12.00%	-2,038	-2,765	-3,134	-2,626	-2,577
77	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,525	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
78	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,790	9,871	45,600	1,983	1,252	802	867	505	111,545	12.05%	-1,986	-2,709	-3,078	-2,565	-2,512
79	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,525	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
80	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	9,120	9,871	45,600	1,983	1,252	802	867	524	115,505	12.38%	-1,675	-2,375	-2,740	-2,203	-2,122
81	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,639	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
82	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,411	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
84	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,639	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
85	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,411	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
86	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	9,285	9,871	45,600	1,983	1,252	802	867	534	117,599	12.55%	-1,520	-2,208	-2,572	-2,021	-1,927
87	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,955	9,871	45,600	1,983	1,252	802	867	515	113,411	12.22%	-1,831	-2,542	-2,909	-2,384	-2,317
88	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	119,900	1,079,100	8,790	9,871	45,600	1,983	1,252	802	867	505	111,507	12.05%	-1,986	-2,709	-3,078	-2,565	-2,512

Option 3: 80% Financing

Section Number	Floor	Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excluding Utilities)	80% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Montly BC Levy Estimate (Excl. Effluent charge, Incl WiFi)	Utilities Recovered from Tenant (Effluent & WiFi)	Effluent City Charge	Monthly Property Rates (Incl. Refuse)	Rental Management YR 1 & 2 at 5.75% Incl VAT	Gross Income (Incl. Year 1 Rental Assist)	Gross Income % (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
8	GROUND	2 BED / 1 BATH	46	4	50	17	1,249,000	249,800	999,200	9,945	9,140	45,600	1,983	1,252	802	867	572	143,340	12.68%	-167	-808	-1,166	-565	-416
11	GROUND	2 BED / 1 BATH	46	4	50	17	1,249,000	249,800	999,200	9,890	9,140	45,600	1,983	1,252	802	867	569	142,680	12.63%	-219	-864	-1,222	-625	-481
12	GROUND	2 BED / 1 BATH	46	4	50	15	1,249,000	249,800	999,200	9,945	9,140	45,600	1,983	1,252	802	867	572	143,340	12.68%	-167	-808	-1,166	-565	-416
13	GROUND	2 BED / 1 BATH	46	4	50	15	1,249,000	249,800	999,200	9,505	9,140	45,600	1,983	1,252	802	867	547	138,060	12.26%	-582	-1,254	-1,616	-1,048	-936
14	GROUND	2 BED / 1 BATH	46	4	50	15	1,249,000	249,800	999,200	9,395	9,140	45,600	1,983	1,252	802	867	540	136,740	12.15%	-685	-1,365	-1,728	-1,169	-1,066
19	GROUND	2 BED / 1 BATH	46	4	50	10	1,249,000	249,800	999,200	10,110	9,140	45,600	1,983	1,252	802	867	581	145,320	12.84%	-11	-641	-997	-383	-221
20	GROUND	2 BED / 1 BATH	46	4	50	31	1,249,000	249,800	999,200	9,945	9,140	45,600	1,983	1,252	802	867	572	143,340	12.68%	-167	-808	-1,166	-565	-416
33	FIRST	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	8,955	8,774	45,600	1,983	1,252	802	867	515	131,460	12.22%	-734	-1,445	-1,812	-1,287	-1,220
37	FIRST	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	8,955	8,774	45,600	1,983	1,252	802	867	515	131,460	12.22%	-734	-1,445	-1,812	-1,287	-1,220
38	FIRST	2 BED / 1 BATH	47	4	51	0	1,199,000	239,800	959,200	8,955	8,774	45,600	1,983	1,252	802	867	515	131,460	12.22%	-734	-1,445	-1,812	-1,287	-1,220
39	FIRST	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	8,790	8,774	45,600	1,983	1,252	802	867	505	129,480	12.05%	-890	-1,612	-1,981	-1,469	-1,415
44	FIRST	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	8,955	8,774	45,600	1,983	1,252	802	867	515	114,322	12.22%	-734	-1,445	-1,812	-1,287	-1,220
54	SECOND	2 BED / 1 BATH	47	4	51	0	1,199,000	239,800	959,200	9,450	8,774	45,600	1,983	1,252	802	867	543	120,224	12.71%	-268	-944	-1,306	-743	-635
56	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	8,955	8,774	45,600	1,983	1,252	802	867	515	114,322	12.22%	-734	-1,445	-1,812	-1,287	-1,220
57	SECOND	2 BED / 1 BATH	47	4	51	0	1,199,000	239,800	959,200	8,955	8,774	45,600	1,983	1,252	802	867	515	114,018	12.22%	-734	-1,445	-1,812	-1,287	-1,220
58	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	8,790	8,774	45,600	1,983	1,252	802	867	505	111,963	12.05%	-890	-1,612	-1,981	-1,469	-1,415
59	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	9,065	8,774	45,600	1,983	1,252	802	867	521	115,756	12.33%	-630	-1,334	-1,700	-1,166	-1,090
60	SECOND	2 BED / 1 BATH	47	4	51	0	1,199,000	239,800	959,200	8,955	8,774	45,600	1,983	1,252	802	867	515	114,322	12.22%	-734	-1,445	-1,812	-1,287	-1,220
61	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	8,955	8,774	45,600	1,983	1,252	802	867	515	113,639	12.22%	-734	-1,445	-1,812	-1,287	-1,220
62	SECOND	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	8,														

86	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	9,285	8,774	45,600	1,983	1,252	802	867	534	117,599	12.55%	-423	-1,111	-1,475	-924	-830
87	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	8,955	8,774	45,600	1,983	1,252	802	867	515	113,411	12.22%	-734	-1,445	-1,812	-1,287	-1,220
88	THIRD	2 BED / 1 BATH	46	4	50	0	1,199,000	239,800	959,200	8,790	8,774	45,600	1,983	1,150	802	867	505	111,507	12.05%	-992	-1,612	-1,981	-1,469	-1,415

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
8	9,945	10,691	11,493	12,355	13,281
11	9,890	10,632	11,429	12,286	13,208
12	9,945	10,691	11,493	12,355	13,281
13	9,505	10,218	10,984	11,808	12,694
14	9,395	10,100	10,857	11,671	12,547
19	10,110	10,868	11,683	12,560	13,502
20	9,945	10,691	11,493	12,355	13,281
33	8,955	9,627	10,349	11,125	11,959
37	8,955	9,627	10,349	11,125	11,959
38	8,955	9,627	10,349	11,125	11,959
39	8,790	9,449	10,158	10,920	11,739
44	8,955	9,627	10,349	11,125	11,959
54	8,450	10,159	10,921	11,740	12,620
56	8,955	9,627	10,349	11,125	11,959
57	8,955	9,627	10,349	11,125	11,959
58	8,790	9,449	10,158	10,920	11,739
59	9,065	9,745	10,476	11,261	12,106
60	8,955	9,627	10,349	11,125	11,959
61	8,955	9,627	10,349	11,125	11,959
62	8,790	9,449	10,158	10,920	11,739
64	8,790	9,449	10,158	10,920	11,739
65	8,790	9,449	10,158	10,920	11,739
66	8,790	9,449	10,158	10,920	11,739
69	8,790	9,449	10,158	10,920	11,739
70	8,955	9,627	10,349	11,125	11,959
71	8,625	9,272	9,967	10,715	11,518
72	8,955	9,627	10,349	11,125	11,959
73	8,625	9,272	9,967	10,715	11,518
74	8,955	9,627	10,349	11,125	11,959
75	8,625	9,272	9,967	10,715	11,518
76	8,735	9,390	10,094	10,851	11,665
77	8,955	9,627	10,349	11,125	11,959
78	8,790	9,449	10,158	10,920	11,739
79	8,955	9,627	10,349	11,125	11,959
80	9,120	9,804	10,539	11,330	12,179
81	8,955	9,627	10,349	11,125	11,959
82	8,955	9,627	10,349	11,125	11,959
84	8,955	9,627	10,349	11,125	11,959
85	8,955	9,627	10,349	11,125	11,959
86	9,285	9,981	10,730	11,535	12,400
87	8,955	9,627	10,349	11,125	11,959
88	8,790	9,449	10,158	10,920	11,739

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
8	1,983	2,102	2,228	2,362	2,503
11	1,983	2,102	2,228	2,362	2,503
12	1,983	2,102	2,228	2,362	2,503
13	1,983	2,102	2,228	2,362	2,503
14	1,983	2,102	2,228	2,362	2,503
19	1,983	2,102	2,228	2,362	2,503
20	1,983	2,102	2,228	2,362	2,503
33	1,983	2,102	2,228	2,362	2,503
37	1,983	2,102	2,228	2,362	2,503
38	1,983	2,102	2,228	2,362	2,503
39	1,983	2,102	2,228	2,362	2,503
44	1,983	2,102	2,228	2,362	2,503
54	1,983	2,102	2,228	2,362	2,503
56	1,983	2,102	2,228	2,362	2,503
57	1,983	2,102	2,228	2,362	2,503
58	1,983	2,102	2,228	2,362	2,503
59	1,983	2,102	2,228	2,362	2,503
60	1,983	2,102	2,228	2,362	2,503
61	1,983	2,102	2,228	2,362	2,503
62	1,983	2,102	2,228	2,362	2,503
64	1,983	2,102	2,228	2,362	2,503
65	1,983	2,102	2,228	2,362	2,503
66	1,983	2,102	2,228	2,362	2,503
69	1,983	2,102	2,228	2,362	2,503
70	1,983	2,102	2,228	2,362	2,503
71	1,983	2,102	2,228	2,362	2,503
72	1,983	2,102	2,228	2,362	2,503
73	1,983	2,102	2,228	2,362	2,503
74	1,983	2,102	2,228	2,362	2,503
75	1,983	2,102	2,228	2,362	2,503
76	1,983	2,102	2,228	2,362	2,503
77	1,983	2,102	2,228	2,362	2,503
78	1,983	2,102	2,228	2,362	2,503
79	1,983	2,102	2,228	2,362	2,503
80	1,983	2,102	2,228	2,362	2,503
81	1,983	2,102	2,228	2,362	2,503
82	1,983	2,102	2,228	2,362	2,503
84	1,983	2,102	2,228	2,362	2,503
85	1,983	2,102	2,228	2,362	2,503
86	1,983	2,102	2,228	2,362	2,503
87	1,983	2,102	2,228	2,362	2,503
88	1,983	2,102	2,228	2,362	2,503

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
8	45,600	2,000	800	500	500	0
11	45,600	2,000	800	500	500	0
12	45,600	2,000	800	500	500	0
13	45,600	2,000	800	500	500	0
14	45,600	2,000	800	500	500	0
19	45,600	2,000	800	500	500	0
20	45,600	2,000	800	500	500	0
33	45,600	2,000	800	500	500	0
37	45,600	2,000	800	500	500	0
38	45,600	2,000	800	500	500	0
39	45,600	2,000	800	500	500	0
44	45,600	2,000	800	500	500	0
54	45,600	2,000	800	500	500	0
56	45,600	2,000	800	500	500	0
57	45,600	2,000	800	500	500	0
58	45,600	2,000	800	500	500	0
59	45,600	2,000	800	500	500	0
60	45,600	2,000	800	500	500	0
61	45,600	2,000	800	500	500	0
62	45,600	2,000	800	500	500	0
64	45,600	2,000	800	500	500	0
65	45,600	2,000	800	500	500	0
66	45,600	2,000	800	500	500	0
69	45,600	2,000	800	500	500	0
70	45,600	2,000	800	500	500	0
71	45,600	2,000	800	500	500	0
72	45,600	2,000	800	500	500	0
73	45,600	2,000	800	500	500	0
74	45,600	2,000	800	500	500	0
75	45,600	2,000	800	500	500	0
76	45,600	2,000	800	500	500	0
77	45,600	2,000	800	500	500	0
78	45,600	2,000	800	500	500	0
79	45,600	2,000	800	500	500	0
80	45,600	2,000	800	500	500	0
81	45,600	2,000	800	500	500	0
82	45,600	2,000	800	500	500	0
84	45,600	2,000	800	500	500	0
85	45,600	2,000	800	500	500	0
86	45,600	2,000	800	500	500	0
87	45,600	2,000	800	500	500	0
88	45,600	2,000	800	500	500	0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
8	867	919	974	1,033	1,095
11	867	919	974	1,033	1,095
12	867	919	974	1,033	1,095
13	867	919	974	1,033	1,095
14	867	919	974	1,033	1,095
19	867	919	974	1,033	1,095
20	867	919	974	1,033	1,095
33	867	919	974	1,033	1,095
37	867	919	974	1,033	1,095
38	867	919	974	1,033	1,095
39	867	919	974	1,033	1,095
44	867	919	974	1,033	1,095
54	867	919	974	1,033	1,095
56	867	919	974	1,033	1,095
57	867	919	974	1,033	1,095
58	867	919	974	1,033	1,095
59	867	919	974	1,033	1,095
60	867	919	974	1,033	1,095
61	867	919	974	1,033	1,095
62	867	919	974	1,033	1,095
64	867	919	974	1,033	1,095
65	867	919	974	1,033	1,095
66	867	919	974	1,033	1,095
69	867	919	974	1,033	1,095
70	867	919	974	1,033	1,095

Utilities	Year 1	Year 2	Year 3	Year 4	Year 5
8	1,252	1,327	1,407	1,491	1,581
11	1,252	1,327	1,407	1,491	1,581
12	1,252	1,327	1,407	1,491	1,581
13	1,252	1,327	1,407	1,491	1,581
14	1,252	1,327	1,407	1,491	1,581
19	1,252	1,327	1,407	1,491	1,581
20	1,252	1,327	1,407	1,491	1,581
33	1,252	1,327	1,407	1,491	1,581
37	1,252	1,327	1,407	1,491	1,581
38	1,252	1,327	1,407	1,491	1,581
39	1,252	1,327	1,407	1,491	1,581
44	1,252	1,327	1,407	1,491	1,581
54	1,252	1,327	1,407	1,491	1,581
56	1,252	1,327	1,407	1,491	1,581
57	1,252	1,327	1,407	1,491	1,581
58	1,252	1,327	1,407	1,491	1,581
59	1,252	1,327	1,407	1,491	1,581
60	1,252	1,327	1,407	1,491	1,581
61	1,252	1,327	1,407	1,491	1,581
62	1,252	1,327	1,407	1,491	1,581
64	1,252	1,327	1,407	1,491	1,581
65	1,252	1,327	1,407	1,491	1,581
66	1,252	1,327	1,407	1,491	1,581
69	1,252	1,327	1,407	1,491	1,581
70	1,252	1,327	1,407	1,491	1,581

71	867	919	974	1,033	1,095
72	867	919	974	1,033	1,095
73	867	919	974	1,033	1,095
74	867	919	974	1,033	1,095
75	867	919	974	1,033	1,095
76	867	919	974	1,033	1,095
77	867	919	974	1,033	1,095
78	867	919	974	1,033	1,095
79	867	919	974	1,033	1,095
80	867	919	974	1,033	1,095
81	867	919	974	1,033	1,095
82	867	919	974	1,033	1,095
84	867	919	974	1,033	1,095
85	867	919	974	1,033	1,095
86	867	919	974	1,033	1,095
87	867	919	974	1,033	1,095
88	867	919	974	1,033	1,095

71	1,292	1,327	1,407	1,491	1,581
72	1,292	1,327	1,407	1,491	1,581
73	1,292	1,327	1,407	1,491	1,581
74	1,292	1,327	1,407	1,491	1,581
75	1,292	1,327	1,407	1,491	1,581
76	1,292	1,327	1,407	1,491	1,581
77	1,292	1,327	1,407	1,491	1,581
78	1,292	1,327	1,407	1,491	1,581
79	1,292	1,327	1,407	1,491	1,581
80	1,292	1,327	1,407	1,491	1,581
81	1,292	1,327	1,407	1,491	1,581
82	1,292	1,327	1,407	1,491	1,581
84	1,292	1,327	1,407	1,491	1,581
85	1,292	1,327	1,407	1,491	1,581
86	1,292	1,327	1,407	1,491	1,581
87	1,292	1,327	1,407	1,491	1,581
88	1,292	1,327	1,407	1,491	1,581

71	496	533	1,146	1,232	1,325
72	515	554	1,190	1,279	1,375
73	496	533	1,146	1,232	1,325
74	515	554	1,190	1,279	1,375
75	496	533	1,146	1,232	1,325
76	502	540	1,161	1,248	1,342
77	515	554	1,190	1,279	1,375
78	505	543	1,158	1,256	1,350
79	515	554	1,190	1,279	1,375
80	524	564	1,212	1,303	1,401
81	515	554	1,190	1,279	1,375
82	515	554	1,190	1,279	1,375
84	515	554	1,190	1,279	1,375
85	515	554	1,190	1,279	1,375
86	534	574	1,234	1,326	1,426
87	515	554	1,190	1,279	1,375
88	505	543	1,168	1,256	1,350

DISCLAIMER

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Effluent	Year 1	Year 2	Year 3	Year 4	Year 5
8	802	850	901	955	1,013
11	802	850	901	955	1,013
12	802	850	901	955	1,013
13	802	850	901	955	1,013
14	802	850	901	955	1,013
19	802	850	901	955	1,013
20	802	850	901	955	1,013
33	802	850	901	955	1,013
37	802	850	901	955	1,013
38	802	850	901	955	1,013
39	802	850	901	955	1,013
44	802	850	901	955	1,013
54	802	850	901	955	1,013
56	802	850	901	955	1,013
57	802	850	901	955	1,013
58	802	850	901	955	1,013
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60	802	850	901	955	1,013
61	802	850	901	955	1,013
62	802	850	901	955	1,013
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65	802	850	901	955	1,013
66	802	850	901	955	1,013
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80	802	850	901	955	1,013
81	802	850	901	955	1,013
82	802	850	901	955	1,013
84	802	850	901	955	1,013
85	802	850	901	955	1,013
86	802	850	901	955	1,013
87	802	850	901	955	1,013
88	802	850	901	955	1,013