

100% Bond Financing

TYPE	Bedrooms	Bathrooms	Total Building m ² Incl Garage	Garage	Purchase Price	RVR	Projected Rental Income	Bond Repayment	Projected Rates & Taxes	Projected HOA Fee	Rental Management Fee (10%)	Monthly Surplus/Shortfall year 1	Monthly Surplus/Shortfall year 2	Monthly Surplus/Shortfall year 3	Break-even Year	Total invested to break-even	Total worth @ break-even year	Equity available @ break-even year
TYPE 1A	2 Bedrooms	1	85,08	Single	R 927 755	0,92	R 8 500	R 8 486	R 400	R 800	R 850	R -2 036	R -1 479	R -875	5	R 55 346	R 1 360 000,00	R 460 000,00
TYPE 1B	2 Bedrooms	1,5	85,08	Single	R 988 755	0,91	R 9 000	R 9 044	R 400	R 800	R 900	R -2 144	R -1 550	R -906	5	R 57 717	R 1 450 000,00	R 495 000,00
TYPE 2A	3 Bedrooms	1	93,07	Single	R 1 118 755	0,89	R 10 000	R 10 233	R 500	R 800	R 1 000	R -2 533	R -1 871	R -1 153	5	R 71 223	R 1 640 000,00	R 560 000,00
TYPE 2B	3 Bedrooms	1,5	93,38	Single	R 1 163 755	0,90	R 10 500	R 10 645	R 500	R 800	R 1 050	R -2 495	R -1 796	R -1 038	5	R 66 569	R 1 700 000,00	R 580 000,00
TYPE 3A	3 Bedrooms	1,5	103,32	Single	R 1 212 755	0,91	R 11 000	R 11 093	R 500	R 800	R 1 100	R -2 493	R -1 757	R -959	5	R 63 672	R 1 780 000,00	R 600 000,00
TYPE 7A	3 Bedrooms	1,5	116,6	Single	R 1 342 755	0,89	R 12 000	R 12 282	R 600	R 800	R 1 200	R -2 882	R -2 078	R -1 207	5	R 77 177	R 1 900 000,00	R 670 000,00
TYPE 6A	3 Bedrooms	1,5	131,69	Double	R 1 502 755	0,87	R 13 000	R 13 746	R 600	R 800	R 1 300	R -3 446	R -2 568	R -1 616	5	R 98 606	R 2 200 000,00	R 750 000,00
TYPE 4A	3 Bedrooms	1,5	150,36	Double	R 1 707 445	0,82	R 14 000	R 15 618	R 700	R 800	R 1 400	R -4 518	R -3 572	R -2 547	6	R 147 702	R 2 700 000,00	R 1 000 000,00
TYPE 5A	4 Bedrooms	1,5	165,55	Double	R 1 986 320	0,76	R 15 000	R 18 169	R 800	R 800	R 1 500	R -6 269	R -5 255	R -4 156	7	R 247 229	R 3 400 000,00	R 1 500 000,00

90% Bond Financing

TYPE	Bedrooms	Bathrooms	Total Building m ² Incl Garage	Garage	Purchase Price	RVR	Projected Rental Income	Bond Repayment	Projected Rates & Taxes	Projected HOA Fee	Rental Management Fee (10%)	Monthly Surplus/Shortfall year 1	Monthly Surplus/Shortfall year 2	Monthly Surplus/Shortfall year 3	Break-even Year	Total invested to break-even	Total worth @ break-even year	Equity available @ break-even year
TYPE 1A	2 Bedrooms	1	85,08	Single	R 927 755	0,92	R 8 500	R 7 637	R 400	R 800	R 850	R -1 187	R -630	R -26	4	R 114 922	R 1 260 000,00	R 440 000,00
TYPE 1B	2 Bedrooms	1,5	85,08	Single	R 988 755	0,91	R 9 000	R 8 140	R 400	R 800	R 900	R -1 240	R -646	R -2	4	R 121 533	R 1 345 000,00	R 470 000,00
TYPE 2A	3 Bedrooms	1	93,07	Single	R 1 118 755	0,89	R 10 000	R 9 210	R 500	R 800	R 1 000	R -1 510	R -843	R -130	4	R 141 746	R 1 500 000,00	R 530 000,00
TYPE 2B	3 Bedrooms	1,5	93,38	Single	R 1 163 755	0,90	R 10 500	R 9 580	R 500	R 800	R 1 050	R -1 430	R -731	R 25	3	R 142 326	R 1 460 000,00	R 430 000,00
TYPE 3A	3 Bedrooms	1,5	103,32	Single	R 1 212 755	0,91	R 11 000	R 9 984	R 500	R 800	R 1 100	R -1 384	R -648	R 149	3	R 145 663	R 1 520 000,00	R 450 000,00
TYPE 7A	3 Bedrooms	1,5	116,6	Single	R 1 342 755	0,89	R 12 000	R 11 054	R 600	R 800	R 1 200	R -1 654	R -850	R 21	3	R 164 333	R 1 690 000,00	R 500 000,00
TYPE 6A	3 Bedrooms	1,5	131,69	Double	R 1 502 755	0,87	R 13 000	R 12 371	R 600	R 800	R 1 300	R -2 071	R -1 193	R -242	4	R 192 365	R 2 000 000,00	R 720 000,00
TYPE 4A	3 Bedrooms	1,5	150,36	Double	R 1 707 445	0,82	R 14 000	R 14 056	R 700	R 800	R 1 400	R -2 956	R -2 010	R -985	4	R 242 183	R 2 300 000,00	R 820 000,00
TYPE 5A	4 Bedrooms	1,5	165,55	Double	R 1 986 320	0,76	R 15 000	R 16 352	R 800	R 800	R 1 500	R -4 452	R -3 438	R -2 339	5	R 335 196	R 2 900 000,00	R 1 100 000,00

80% Bond Financing

TYPE	Bedrooms	Bathrooms	Total Building m ² Incl Garage	Garage	Purchase Price	RVR	Projected Rental Income	Bond Repayment	Projected Rates & Taxes	Projected HOA Fee	Rental Management Fee (10%)	Monthly Surplus/Shortfall year 1	Monthly Surplus/Shortfall year 2	Monthly Surplus/Shortfall year 3	Break-even Year	Total invested to break-even	Total worth @ break-even year	Equity available @ break-even year
TYPE 1A	2 Bedrooms	1	85,08	Single	R 927 755	0,92	R 8 500	R 6 789	R 400	R 800	R 850	R -339	R 217	R 821	2	R 189 621	R 1 050 000,00	R 347 000,00
TYPE 1B	2 Bedrooms	1,5	85,08	Single	R 988 755	0,91	R 9 000	R 7 235	R 400	R 800	R 900	R -335	R 258	R 902	2	R 201 778	R 1 150 000,00	R 370 000,00
TYPE 2A	3 Bedrooms	1	93,07	Single	R 1 118 755	0,89	R 10 000	R 8 186	R 500	R 800	R 1 000	R -486	R 175	R 892	2	R 229 595	R 1 300 000,00	R 410 000,00
TYPE 2B	3 Bedrooms	1,5	93,38	Single	R 1 163 755	0,90	R 10 500	R 8 516	R 500	R 800	R 1 050	R -366	R 332	R 1 090	2	R 237 146	R 1 350 000,00	R 430 000,00
TYPE 3A	3 Bedrooms	1,5	103,32	Single	R 1 212 755	0,91	R 11 000	R 8 874	R 500	R 800	R 1 100	R -274	R 461	R 1 258	2	R 245 849	R 1 400 000,00	R 450 000,00
TYPE 7A	3 Bedrooms	1,5	116,6	Single	R 1 342 755	0,89	R 12 000	R 9 826	R 600	R 800	R 1 200	R -426	R 377	R 1 249	2	R 273 664	R 1 560 000,00	R 500 000,00
TYPE 6A	3 Bedrooms	1,5	131,69	Double	R 1 502 755	0,87	R 13 000	R 10 997	R 600	R 800	R 1 300	R -697	R 180	R 1 132	2	R 308 915	R 1 750 000,00	R 560 000,00
TYPE 4A	3 Bedrooms	1,5	150,36	Double	R 1 707 445	0,82	R 14 000	R 12 494	R 700	R 800	R 1 400	R -1 394	R -448	R 576	3	R 363 615	R 2 100 000,00	R 800 000,00
TYPE 5A	4 Bedrooms	1,5	165,55	Double	R 1 986 320	0,76	R 15 000	R 14 535	R 800	R 800	R 1 500	R -1 635	R -1 621	R -522	4	R 454 627	R 2 700 000,00	R 1 100 000,00

Projected HOA Levy used	R 800
Rates (estimate) used	R 600
Capital Growth projection	8%
Prime rate used	10,50%
Bond Term used	30
CPI used	6%
Rental Increase used	8%
Rental Management Fee used	10%
Excluding Building Insurance	
Excluding Rental Insurance	

SECTION 13sex TAX INCENTIVE on 90% LTV

Based on the acquisition of 5 properties:

5 X R927 755	R 4 638 775
Minus Plot price (R179 550 each)	R 897 750
Construction price total	R 3 741 025
100% write off of construction price	R 3 741 025
Divide by 20 years	R 187 051,25
41% marginal tax rate	R 76 691
Tax incentive p/m	R 6 391