The View @ Morningside

FINANCIAL ANALYSIS

Term in Years	30		Inflation	6.00%		VAT	15.00%
Interest Rate	10.50%		Rental Escalation	7.50%		Levies - Rate per sqm	25

Option 1: 100% Financing

Unit Number	Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excl Effluent & Wifi)	100% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent & Wifi)	Utilities Recovered from Tenant (Effluent & Wifi)	Effluent City Charge	Monthly Property Rates	Rental Management at 5.75 % incl VAT - 4 years	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
5	Z1	Ground	Studio	39.2	3	42.2	2	1,110,540	0	1,110,540	8,801	10,159	54,600	922	1,204	802	945	506	129,612	12.97%	-1,329	-1,294	-1,169	-1,599	-1,606
31	V	Ground	1Bed 1Bath	52.6	4.5	57.1	9	1,599,000	0	1,599,000	11,001	14,627	69,000	1,350	1,204	802	1,422	633	170,412	11.56%	-3,428	-4,493	-4,258	-4,569	-4,617
38	Z2 - M1	First	Studio	39.2	3	42.2	0	1,160,540	0	1,160,540	8,801	10,616	54,600	945	1,204	802	962	506	129,612	12.41%	-1,826	-1,794	-1,671	-2,104	-2,114
42	F1	First	1Bed 1Bath	53	6	59	0	1,474,000	0	1,474,000	10,451	13,483	69,000	1,305	1,204	802	1,245	601	163,812	12.09%	-2,581	-3,671	-3,464	-3,805	-3,843
43	E3 - M1	First	1Bed 1Bath	53	4.8	57.8	0	1,449,000	0	1,449,000	10,561	13,255	69,000	1,283	1,204	802	1,225	607	165,132	12.39%	-2,207	-3,287	-3,068	-3,397	-3,431
44	E3	First	1Bed 1Bath	53	4.8	57.8	0	1,449,000	0	1,449,000	10,286	13,255	69,000	1,283	1,204	802	1,225	591	161,832	12.17%	-2,466	-3,565	-3,368	-3,719	-3,756
60	U1	First	1Bed 1Bath	52.1	6	58.1	0	1,579,000	0	1,579,000	10,781	14,444	69,000	1,305	1,204	802	1,245	620	167,772	11.54%	-3,231	-4,297	-4,065	-4,379	-4,414
62	V1 - M1	First	1Bed 1Bath	52.7	4.5	57.2	0	1,569,000	0	1,569,000	10,561	14,352	69,000	1,260	1,204	802	1,206	607	165,132	11.45%	-3,263	-4,340	-4,119	-4,445	-4,476
72	F1	Second	1Bed 1Bath	52.7	6	58.7	0	1,494,000	0	1,494,000	10,231	13,666	69,000	1,327	1,204	802	1,264	588	161,172	11.76%	-3,012	-4,121	-3,932	-4,294	-4,338
73	F1 - M1	Second	1Bed 1Bath	53	6	59	0	1,494,000	0	1,494,000	10,121	13,666	69,000	1,327	1,204	802	1,264	582	159,852	11.67%	-3,116	-4,232	-4,052	-4,423	-4,468
75	F1 - M1	Second	1Bed 1Bath	53	6	59	0	1,489,000	0	1,489,000	10,121	13,620	69,000	1,327	1,204	802	1,264	582	159,852	11.71%	-3,070	-4,186	-4,006	-4,377	-4,422
76	F1	Second	1Bed 1Bath	53	6	59	0	1,489,000	0	1,489,000	10,451	13,620	69,000	1,305	1,204	802	1,245	601	163,812	11.97%	-2,718	-3,809	-3,601	-3,942	-3,980
96	W1	Second	1Bed 1Bath	53	5.5	58.5	0	1,599,000	0	1,599,000	10,561	14,627	69,000	1,305	1,204	802	1,245	607	165,132	11.23%	-3,621	-4,703	-4,487	-4,819	-4,857
98	T1	Second	1Bed 1Bath	52.7	4.8	57.5	0	1,599,000	0	1,599,000	11,441	14,627	69,000	1,260	1,204	802	1,206	658	175,692	11.89%	-2,708	-3,723	-3,435	-3,689	-3,710
108	F1 - M1	Third	1Bed 1Bath	52.1	6	58.1	0	1,469,000	0	1,469,000	10,121	13,438	69,000	1,327	1,204	802	1,264	582	159,852	11.87%	-2,887	-4,003	-3,824	-4,194	-4,239
109	F1	Third	1Bed 1Bath	53	6	59	0	1,489,000	0	1,489,000	10,891	13,620	69,000	1,327	1,204	802	1,264	626	169,092	12.33%	-2,345	-3,406	-3,168	-3,476	-3,512
110	F1 - M1	Third	1Bed 1Bath	53	6	59	0	1,489,000	0	1,489,000	10,671	13,620	69,000	1,327	1,204	802	1,264	614	166,452	12.15%	-2,552	-3,629	-3,407	-3,733	-3,772
124	X1 - M1	Third	Studio	39.5	2.1	41.6	0	1,210,540	0	1,210,540	8,801	11,073	54,600	922	1,204	802	1,245	506	129,612	11.90%	-2,543	-2,527	-2,421	-2,871	-2,900

Option 2: 90% Financing

Unit Number	Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excl Effluent & Wifi)	90% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent & Wifi)	Utilities Recovered from Tenant (Effluent & Wifi)	Effluent City Charge	Monthly Property Rates	Rental Management at 5.75 % incl VAT - 4 years	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
5	Z1	Ground	Studio	39.2	3	42.2	2	1,110,540	111,054	999,486	8,801	9,143	54,600	922	1,204	802	897	506	129,612	12.97%	-265	-279	-153	-583	-590
31	V	Ground	1Bed 1Bath	52.6	4.5	57.1	9	1,599,000	159,900	1,439,100	11,001	13,164	69,000	1,350	1,204	802	1,370	633	170,412	11.56%	-1,913	-3,030	-2,795	-3,106	-3,154
38	Z2 - M1	First	Studio	39.2	3	42.2	0	1,160,540	116,054	1,044,486	8,801	9,554	54,600	945	1,204	802	945	506	129,612	12.41%	-748	-733	-609	-1,042	-1,053
42	F1	First	1Bed 1Bath	53	6	59	0	1,474,000	147,400	1,326,600	10,451	12,135	69,000	1,305	1,204	802	1,249	601	163,812	12.09%	-1,237	-2,323	-2,115	-2,457	-2,495
43	E3 - M1	First	1Bed 1Bath	53	4.8	57.8	0	1,449,000	144,900	1,304,100	10,561	11,929	69,000	1,283	1,204	802	1,225	607	165,132	12.39%	-881	-1,961	-1,743	-2,072	-2,106
44	E3	First	1Bed 1Bath	53	4.8	57.8	0	1,449,000	144,900	1,304,100	10,286	11,929	69,000	1,283	1,204	802	1,225	591	161,832	12.17%	-1,140	-2,240	-2,042	-2,394	-2,431
60	U1	First	1Bed 1Bath	52.1	6	58.1	0	1,579,000	157,900	1,421,100	10,781	12,999	69,000	1,305	1,204	802	1,350	620	167,772	11.54%	-1,892	-2,853	-2,620	-2,935	-2,969
62	V1 - M1	First	1Bed 1Bath	52.7	4.5	57.2	0	1,569,000	156,900	1,412,100	10,561	12,917	69,000	1,260	1,204	802	1,341	607	165,132	11.45%	-1,962	-2,905	-2,683	-3,010	-3,041
72	F1	Second	1Bed 1Bath	52.7	6	58.7	0	1,494,000	149,400	1,344,600	10,231	12,300	69,000	1,327	1,204	802	1,268	588	161,172	11.76%	-1,650	-2,754	-2,566	-2,928	-2,971
73	F1 - M1	Second	1Bed 1Bath	53	6	59	0	1,494,000	149,400	1,344,600	10,121	12,300	69,000	1,327	1,204	802	1,268	582	159,852	11.67%	-1,754	-2,865	-2,686	-3,056	-3,101
75	F1 - M1	Second	1Bed 1Bath	53	6	59	0	1,489,000	148,900	1,340,100	10,121	12,258	69,000	1,327	1,204	802	1,263	582	159,852	11.71%	-1,708	-2,824	-2,644	-3,015	-3,060
76	F1	Second	1Bed 1Bath	53	6	59	0	1,489,000	148,900	1,340,100	10,451	12,258	69,000	1,305	1,204	802	1,263	601	163,812	11.97%	-1,375	-2,446	-2,239	-2,580	-2,618
96	W1	Second	1Bed 1Bath	53	5.5	58.5	0	1,599,000	159,900	1,439,100	10,561	13,164	69,000	1,305	1,204	802	1,370	607	165,132	11.23%	-2,283	-3,241	-3,025	-3,357	-3,394
98	T1	Second	1Bed 1Bath	52.7	4.8	57.5	0	1,599,000	159,900	1,439,100	11,441	13,164	69,000	1,260	1,204	802	1,370	658	175,692	11.89%	-1,409	-2,260	-1,972	-2,226	-2,248
108	F1 - M1	Third	1Bed 1Bath	52.1	6	58.1	0	1,469,000	146,900	1,322,100	10,121	12,094	69,000	1,327	1,204	802	1,244	582	159,852	11.87%	-1,524	-2,660	-2,480	-2,851	-2,895
109	F1	Third	1Bed 1Bath	53	6	59	0	1,489,000	148,900	1,340,100	10,891	12,258	69,000	1,327	1,204	802	1,263	626	169,092	12.33%	-982	-2,044	-1,806	-2,114	-2,150
110	F1 - M1	Third	1Bed 1Bath	53	6	59	0	1,489,000	148,900	1,340,100	10,671	12,258	69,000	1,327	1,204	802	1,263	614	166,452	12.15%	-1,189	-2,267	-2,045	-2,371	-2,410
124	X1 - M1	Third	Studio	39.5	2.1	41.6	0	1,210,540	121,054	1,089,486	8,801	9,966	54,600	922	1,204	802	994	506	129,612	11.90%	-1,185	-1,420	-1,313	-1,763	-1,792

Option 3: 80% Financing

Unit Number	Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excl Effluent & Wifi)	80% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent & Wifi)	Utilities Recovered from Tenant (Effluent & Wifi)	Effluent City Charge	Monthly Property Rates	Rental Management at 5.75 % incl VAT - 4 years	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
5	Z1	Ground	Studio	39.2	3	42.2	2	1,110,540	222,108	888,432	8,801	8,127	54,600	922	1,204	802	897	506	129,612	12.97%	751	737	863	433	425
31	V	Ground	1Bed 1Bath	52.6	4.5	57.1	9	1,599,000	319,800	1,279,200	11,001	11,701	69,000	1,350	1,204	802	1,370	633	170,412	11.56%	-451	-1,567	-1,332	-1,643	-1,691
38	Z2 - M1	First	Studio	39.2	3	42.2	0	1,160,540	232,108	928,432	8,801	8,493	54,600	945	1,204	802	945	506	129,612	12.41%	314	329	452	20	9
42	F1	First	1Bed 1Bath	53	6	59	0	1,474,000	294,800	1,179,200	10,451	10,787	69,000	1,305	1,204	802	1,249	601	163,812	12.09%	112	-975	-767	-1,108	-1,146
43	E3 - M1	First	1Bed 1Bath	53	4.8	57.8	0	1,449,000	289,800	1,159,200	10,561	10,604	69,000	1,283	1,204	802	1,225	607	165,132	12.39%	445	-636	-417	-746	-780
44	E3	First	1Bed 1Bath	53	4.8	57.8	0	1,449,000	289,800	1,159,200	10,286	10,604	69,000	1,283	1,204	802	1,225	591	161,832	12.17%	185	-914	-717	-1,068	-1,106
60	U1	First	1Bed 1Bath	52.1	6	58.1	0	1,579,000	315,800	1,263,200	10,781	11,555	69,000	1,305	1,204	802	1,350	620	167,772	11.54%	-447	-1,409	-1,176	-1,490	-1,525
62	V1 - M1	First	1Bed 1Bath	52.7	4.5	57.2	0	1,569,000	313,800	1,255,200	10,561	11,482	69,000	1,260	1,204	802	1,341	607	165,132	11.45%	-527	-1,469	-1,248	-1,575	-1,606
72	F1	Second	1Bed 1Bath	52.7	6	58.7	0	1,494,000	298,800	1,195,200	10,231	10,933	69,000	1,327	1,204	802	1,268	588	161,172	11.76%	-283	-1,387	-1,199	-1,561	-1,605
73	F1 - M1	Second	1Bed 1Bath	53	6	59	0	1,494,000	298,800	1,195,200	10,121	10,933	69,000	1,327	1,204	802	1,268	582	159,852	11.67%	-387	-1,499	-1,319	-1,690	-1,735
75	F1 - M1	Second	1Bed 1Bath	53	6	59	0	1,489,000	297,800	1,191,200	10,121	10,896	69,000	1,327	1,204	802	1,263	582	159,852	11.71%	-346	-1,462	-1,282	-1,653	-1,698
76	F1	Second	1Bed 1Bath	53	6	59	0	1,489,000	297,800	1,191,200	10,451	10,896	69,000	1,305	1,204	802	1,263	601	163,812	11.97%	-13	-1,084	-877	-1,218	-1,256
96	W1	Second	1Bed 1Bath	53	5.5	58.5	0	1,599,000	319,800	1,279,200	10,561	11,701	69,000	1,305	1,204	802	1,370	607	165,132	11.23%	-820	-1,778	-1,562	-1,894	-1,931
98	T1	Second	1Bed 1Bath	52.7	4.8	57.5	0	1,599,000	319,800	1,279,200	11,441	11,701	69,000	1,260	1,204	802	1,370	658	175,692	11.89%	54	-797	-509	-764	-785
108	F1 - M1	Third	1Bed 1Bath	52.1	6	58.1	0	1,469,000	293,800	1,175,200	10,121	10,750	69,000	1,327	1,204	802	1,244	582	159,852	11.87%	-180	-1,316	-1,136	-1,507	-1,552
109	F1	Third	1Bed 1Bath	53	6	59	0	1,489,000	297,800	1,191,200	10,891	10,896	69,000	1,327	1,204	802	1,263	626	169,092	12.33%	380	-682	-444	-752	-788
110	F1 - M1	Third	1Bed 1Bath	53	6	59	0	1,489,000	297,800	1,191,200	10,671	10,896	69,000	1,327	1,204	802	1,263	614	166,452	12.15%	173	-905	-683	-1,009	-1,048
124	X1 - M1	Third	Studio	39.5	2.1	41.6	0	1,210,540	242,108	968,432	8,801	8,859	54,600	922	1,204	802	994	506	129,612	11.90%	-78	-312	-206	-656	-685

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
5	8,801	9,461	10,171	10,933	11,753
31	11,001	11,826	12,713	13,667	14,691
38	8,801	9,461	10,171	10,933	11,753
42	10,451	11,235	12,077	12,983	13,957
43	10,561	11,353	12,205	13,120	14,104
44	10,286	11,057	11,887	12,778	13,737
60	10,781	11,590	12,459	13,393	14,398
62	10,561	11,353	12,205	13,120	14,104
72	10,231	10,998	11,823	12,710	13,663
73	10,121	10,880	11,696	12,573	13,516
75	10,121	10,880	11,696	12,573	13,516
76	10,451	11,235	12,077	12,983	13,957
96	10,561	11,353	12,205	13,120	14,104
98	11,441	12,299	13,222	14,213	15,279
108	10,121	10,880	11,696	12,573	13,516
109	10,891	11,708	12,586	13,530	14,545
110	10,671	11,471	12,332	13,257	14,251
124	8,801	9,461	10,171	10,933	11,753

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
5	922	977	1,036	1,098	1,164
31	1,350	1,431	1,517	1,608	1,704
38	945	1,002	1,062	1,126	1,193
42	1,305	1,383	1,466	1,554	1,648
43	1,283	1,360	1,442	1,528	1,620
44	1,283	1,360	1,442	1,528	1,620
60	1,305	1,383	1,466	1,554	1,648
62	1,260	1,336	1,416	1,501	1,591
72	1,327	1,407	1,491	1,580	1,675
73	1,327	1,407	1,491	1,580	1,675
75	1,327	1,407	1,491	1,580	1,675
76	1,305	1,383	1,466	1,554	1,648
96	1,305	1,383	1,466	1,554	1,648
98	1,260	1,336	1,416	1,501	1,591
108	1,327	1,407	1,491	1,580	1,675
109	1,327	1,407	1,491	1,580	1,675
110	1,327	1,407	1,491	1,580	1,675
124	922	977	1,036	1,098	1,164

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
5	54,600	2,000	1,500	1,050	0	0
31	69,000	3,200	1,500	1,050	0	0
38	54,600	2,000	1,500	1,050	0	0
42	69,000	3,200	1,500	1,050	0	0
43	69,000	3,200	1,500	1,050	0	0
44	69,000	3,200	1,500	1,050	0	0
60	69,000	3,200	1,500	1,050	0	0
62	69,000	3,200	1,500	1,050	0	0
72	69,000	3,200	1,500	1,050	0	0
73	69,000	3,200	1,500	1,050	0	0
75	69,000	3,200	1,500	1,050	0	0
76	69,000	3,200	1,500	1,050	0	0
96	69,000	3,200	1,500	1,050	0	0
98	69,000	3,200	1,500	1,050	0	0
108	69,000	3,200	1,500	1,050	0	0
109	69,000	3,200	1,500	1,050	0	0
110	69,000	3,200	1,500	1,050	0	0
124	54,600	2,000	1,500	1,050	0	0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
5	945	1,002	1,062	1,126	1,193
31	1,422	1,507	1,598	1,694	1,795
38	962	1,020	1,081	1,146	1,215
42	1,245	1,320	1,399	1,483	1,572
43	1,225	1,299	1,376	1,459	1,547
44	1,225	1,299	1,376	1,459	1,547
60	1,245	1,320	1,399	1,483	1,572
62	1,206	1,278	1,355	1,436	1,523
72	1,264	1,340	1,420	1,505	1,596
73	1,264	1,340	1,420	1,505	1,596
75	1,264	1,340	1,420	1,505	1,596
76	1,245	1,320	1,399	1,483	1,572
96	1,245	1,320	1,399	1,483	1,572
98	1,206	1,278	1,355	1,436	1,523
108	1,264	1,340	1,420	1,505	1,596
109	1,264	1,340	1,420	1,505	1,596
110	1,264	1,340	1,420	1,505	1,596
124	1,245	1,320	1,399	1,483	1,572

Utilities	Year 1	Year 2	Year 3	Year 4	Year 5
5	1,204	1,276	1,353	1,434	1,520
31	1,204	1,276	1,353	1,434	1,520
38	1,204	1,276	1,353	1,434	1,520
42	1,204	1,276	1,353	1,434	1,520
43	1,204	1,276	1,353	1,434	1,520
44	1,204	1,276	1,353	1,434	1,520
60	1,204	1,276	1,353	1,434	1,520
62	1,204	1,276	1,353	1,434	1,520
72	1,204	1,276	1,353	1,434	1,520
73	1,204	1,276	1,353	1,434	1,520
75	1,204	1,276	1,353	1,434	1,520
76	1,204	1,276	1,353	1,434	1,520
96	1,204	1,276	1,353	1,434	1,520
98	1,204	1,276	1,353	1,434	1,520
108	1,204	1,276	1,353	1,434	1,520
109	1,204	1,276	1,353	1,434	1,520
110	1,204	1,276	1,353	1,434	1,520
124	1,204	1,276	1,353	1,434	1,520

Rental Management	Year 1 (5% + VAT)	Year 2 (5% + VAT)	Year 3 (5% + VAT)	Year 4 (5% + VAT)	Year 5 (10% + VAT)
5	506	544	585	629	1,352
31	633	680	731	786	1,690
38	506	544	585	629	1,352
42	601	646	694	747	1,605
43	607	653	702	754	1,622
44	591	636	683	735	1,580
60	620	666	716	770	1,656
62	607	653	702	754	1,622
72	588	632	680	731	1,571
73	582	626	673	723	1,554
75	582	626	673	723	1,554
76	601	646	694	747	1,605
96	607	653	702	754	1,622
98	658	707	760	817	1,757
108	582	626	673	723	1,554
109	626	673	724	778	1,673
110	614	660	709	762	1,639
124	506	544	585	629	1,352

Effluent	Year 1	Year 2	Year 3	Year 4	Year 5
5	802	850	901	955	1,013
31	802	850	901	955	1,013
38	802	850	901	955	1,013
42	802	850	901	955	1,013
43	802	850	901	955	1,013
44	802	850	901	955	1,013
60	802	850	901	955	1,013
62	802	850	901	955	1,013
72	802	850	901	955	1,013
73	802	850	901	955	1,013
75	802	850	901	955	1,013
76	802	850	901	955	1,013
96	802	850	901	955	1,013
98	802	850	901	955	1,013
108	802	850	901	955	1,013
109	802	850	901	955	1,013
110	802	850	901	955	1,013
124	802	850	901	955	1,013