Eagle View

FINANCIAL ANALYSIS

5 May 2025

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

Option 1: 100% Financing

Total No. of Units	Layout	Floor	GF size INCL Garage	FF Size	Covered Patio size	Total Size	Single Garage	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	100% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	Rental Management at 11% 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
17	3B2.5B	GF & FF	64	55	9	128	Yes	1,695,000	0	1,695,000	13,000	15,505	96,000	2,770.00	1,644.75	1,495	192,000	11.33%	-5,415	-4,989	-5,538	-7,060	-6,554

Option 2: 90% Financing

Total No. of Units	Layout	Floor	GF size INCL Garage	FF Size	Covered Patio size	Total Size	Single Garage	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	90% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	Rental Management at 11% 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
17	3B2.5B	GF & FF	64	55	9	128	Yes	1,695,000	169,500	1,525,500	13,000	13,954	96,000	2,770.00	1,644.75	1,495	192,000	11.33%	-3,864	-3,439	-3,988	-5,510	-5,003

Option 3: 80% Financing

Total No. of Units	Layout	Floor	GF size INCL Garage	FF Size	Covered Patio size	Total Size	Single Garage	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	80% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	Rental Management at 11% 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
17	3B2.5B	GF & FF	64	55	9	128	Yes	1,695,000	339,000	1,356,000	13,000	12,404	96,000	2,770.00	1,644.75	1,495	192,000	11.33%	-2,314	-1,888	-2,437	-3,959	-3,453

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
3B2.5B	13,000	13,780	14,607	15,483	16,412

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
3B2.5B	1,645	1,743	1,848	1,959	2,076

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
3B2.5B	2,770	2,936	3,112	3,299	3,497

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
3B2.5B	96,000	3,000	3,000	2,000	0	0

Rental Management	Year 1 (10% + VAT)	Year 2 (10% + VAT)	Year 3 (10% + VAT)	Year 4 (10% + VAT)	Year 5 (10% + VAT)
3B2.5B	1,495	1,585	1,680	1,781	1,887