Sunrise Villas

FINANCIAL ANALYSIS

Term in Years	30		Inflation	6.00%		VAT	15.00%
Interest Rate	10.50%		Rental Escalation	7.50%		Levies - Rate per s	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	100% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	Rental Management - Year 1 Free	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
16	Flat	Ground	1Bed 1Bath	49	0	49	0	1,099,000	0	1,099,000	8,305	10,053	48,000	1,520	225	0	114,060	10.38%	-2,293	-2,702	-2,520	-2,501	-2,440
63	Flat	First	1Bed 1Bath	45	0	45	0	999,000	0	999,000	8,580	9,138	24,000	1,269	192	0	108,960	10.91%	-1,519	-2,024	-1,505	-945	-842
84	Flat	Second	1Bed 1Bath	46	0	46	0	999,000	0	999,000	8,602	9,138	24,000	1,296	210	0	109,224	10.93%	-1,542	-2,051	-1,533	-975	-873
97	Flat	Second	1Bed 1Bath	46	0	46	0	999,000	0	999,000	8,602	9,138	24,000	1,296	197	0	109,224	10.93%	-1,529	-2,037	-1,518	-959	-857
102	Flat	Second	1Bed 1Bath	46	0	46	0	999,000	0	999,000	9,020	9,138	24,000	1,296	197	0	114,240	11.44%	-1,111	-1,639	-1,091	-500	-362
103	Flat / Loft	Third	1Bed 1Bath	60	0	60	0	1,249,000	0	1,249,000	7,975	11,425	108,600	1,681	287	0	130,500	10.45%	-2,518	-3,524	-3,980	-3,501	-3,734
105	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	0	1,249,000	8,800	11,425	108,600	1,654	299	0	140,400	11.24%	-1,678	-2,723	-3,119	-2,576	-2,740
106	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	0	1,249,000	8,965	11,425	108,600	1,654	299	0	142,380	11.40%	-1,513	-2,566	-2,951	-2,395	-2,545
110	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	0	1,249,000	8,965	11,425	108,600	1,654	299	0	142,380	11.40%	-1,513	-2,566	-2,951	-2,395	-2,545
111	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	0	1,249,000	9,861	11,425	108,600	1,654	299	0	153,132	12.26%	-617	-1,714	-2,034	-1,410	-1,486
113	Flat / Loft	Third	1Bed 1Bath	67	0	67	0	1,299,000	0	1,299,000	8,415	11,882	108,600	1,874	359	0	135,780	10.45%	-2,800	-3,844	-4,285	-3,790	-4,006
115	Flat / Loft	Third	1Bed 1Bath	67	0	67	0	1,299,000	0	1,299,000	8,356	11,882	108,600	1,874	338	0	135,072	10.40%	-2,838	-3,877	-4,322	-3,830	-4,049
119	Flat / Loft	Third	1Bed 1Bath	59	Excl Use Balcony	59	0	1,249,000	0	1,249,000	8,987	11,425	108,600	1,654	299	0	142,644	11.42%	-1,491	-2,545	-2,928	-2,371	-2,519
121	Studio	Third	1Bed 1Bath	42	0	42	0	999,000	0	999,000	8,250	9,138	24,000	1,186	162	0	105,000	10.51%	-1,736	-2,218	-1,715	-1,173	-1,089
122	Flat / Loft	Third	1Bed 1Bath	59	Excl Use Balcony	59	0	1,249,000	0	1,249,000	8,965	11,425	108,600	1,654	282	0	142,380	11.40%	-1,496	-2,548	-2,932	-2,374	-2,524
123	Flat / Loft	Third	1Bed 1Bath	60	0	60	0	1,249,000	0	1,249,000	8,965	11,425	108,600	1,681	306	0	142,380	11.40%	-1,547	-2,602	-2,989	-2,435	-2,588
132	Flat / Loft	Third	1Bed 1Bath	60	0	60	0	1,299,000	0	1,299,000	8,965	11,882	108,600	1,681	306	0	142,380	10.96%	-2,004	-3,060	-3,446	-2,893	-3,045
143	Flat / Loft	Third	1Bed 1Bath	58	0	58	0	1,249,000	0	1,249,000	9,680	11,425	108,600	1,626	276	0	150,960	12.09%	-747	-1,832	-2,162	-1,548	-1,636
144	Flat / Loft	Third	1Bed 1Bath	58	0	58	0	1,249,000	0	1,249,000	8,734	11,425	108,600	1,626	294	0	139,608	11.18%	-1,711	-2,751	-3,150	-2,609	-2,776
4	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,010	11,882	48,000	1,908	360	0	134,520	10.36%	-2,940	-3,463	-3,193	-3,078	-2,915
6	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,065	11,882	48,000	1,908	360	0	135,180	10.41%	-2,885	-3,411	-3,137	-3,018	-2,850
20	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,076	11,882	48,000	2,005	338	0	135,312	10.42%	-2,949	-3,480	-3,210	-3,095	-2,932
21	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,906	11,882	48,000	2,005	338	0	145,272	11.18%	-2,119	-2,690	-2,361	-2,183	-1,951
27	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,032	11,882	48,000	2,012	338	0	134,784	10.38%	-3,000	-3,529	-3,263	-3,152	-2,993
43	Flat	First	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	9,350	11,882	48,000	1,736	352	0	126,600	9.75%	-3,420	-3,900	-3,666	-3,590	-3,468
47	Flat	First	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,076	11,882	48,000	1,736	352	0	135,312	10.42%	-2,694	-3,210	-2,924	-2,791	-2,610
49	Flat	First	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,065	11,882	48,000	1,736	375	0	135,180	10.41%	-2,728	-3,245	-2,961	-2,831	-2,652
77	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,395	11,882	48,000	1,736	352	0	139,140	10.71%	-2,375	-2,906	-2,597	-2,441	-2,233
82	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,065	11,882	48,000	1,736	375	0	135,180	10.41%	-2,728	-3,245	-2,961	-2,831	-2,652
83	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,120	11,882	48,000	1,736	375	0	135,840	10.46%	-2,673	-3,192	-2,904	-2,770	-2,587
99	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	0	1,299,000	10,065	11,882	48,000	1,736	352	0	135,180	10.41%	-2,705	-3,220	-2,935	-2,804	-2,623
117	Flat / Loft	Third	2Bed 1Bath	76	0	76	0	1,549,000	0	1,549,000	10,300	14,169	115,800	2,121	425	0	164,400	10.61%	-3,015	-3,932	-3,561	-3,642	-4,419
142	Flat / Loft	Third	2Bed 1Bath	76	0	76	0	1,549,000	0	1,549,000	10,301	14,169	115,800	2,121	400	0	164,412	10.61%	-2,989	-3,905	-3,532	-3,611	-4,386

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	90% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	Rental Management - Year 1 Free	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
16	Flat	Ground	1Bed 1Bath	49	0	49	0	1,099,000	109,900	989,100	8,305	9,048	48,000	1,520	886	0	114,060	10.38%	-1,949	-1,696	-1,515	-1,495	-1,435
63	Flat	First	1Bed 1Bath	45	0	45	0	999,000	99,900	899,100	8,580	8,224	24,000	1,269	789	0	108,960	10.91%	-1,203	-1,110	-591	-31	72
84	Flat	Second	1Bed 1Bath	46	0	46	0	999,000	99,900	899,100	8,602	8,224	24,000	1,296	789	0	109,224	10.93%	-1,208	-1,137	-619	-61	41
97	Flat	Second	1Bed 1Bath	46	0	46	0	999,000	99,900	899,100	8,602	8,224	24,000	1,296	789	0	109,224	10.93%	-1,208	-1,123	-604	-45	57
102	Flat	Second	1Bed 1Bath	46	0	46	0	999,000	99,900	899,100	9,020	8,224	24,000	1,296	789	0	114,240	11.44%	-790	-726	-177	414	551
103	Flat / Loft	Third	1Bed 1Bath	60	0	60	0	1,249,000	124,900	1,124,100	7,975	10,283	108,600	1,681	1,031	0	130,500	10.45%	-2,120	-2,381	-2,838	-2,359	-2,592
105	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	124,900	1,124,100	8,800	10,283	108,600	1,654	1,031	0	140,400	11.24%	-1,268	-1,581	-1,977	-1,434	-1,598
106	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	124,900	1,124,100	8,965	10,283	108,600	1,654	1,031	0	142,380	11.40%	-1,103	-1,424	-1,808	-1,252	-1,403
110	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	124,900	1,124,100	8,965	10,283	108,600	1,654	1,031	0	142,380	11.40%	-1,103	-1,424	-1,808	-1,252	-1,403
111	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	124,900	1,124,100	9,861	10,283	108,600	1,654	1,031	0	153,132	12.26%	-207	-571	-892	-267	-344
113	Flat / Loft	Third	1Bed 1Bath	67	0	67	0	1,299,000	129,900	1,169,100	8,415	10,694	108,600	1,874	1,079	0	135,780	10.45%	-2,333	-2,655	-3,097	-2,602	-2,818
115	Flat / Loft	Third	1Bed 1Bath	67	0	67	0	1,299,000	129,900	1,169,100	8,356	10,694	108,600	1,874	1,079	0	135,072	10.40%	-2,392	-2,689	-3,134	-2,642	-2,861
119	Flat / Loft	Third	1Bed 1Bath	59	Excl Use Balcony	59	0	1,249,000	124,900	1,124,100	8,987	10,283	108,600	1,654	1,031	0	142,644	11.42%	-1,081	-1,403	-1,786	-1,228	-1,377
121	Studio	Third	1Bed 1Bath	42	0	42	0	999,000	99,900	899,100	8,250	8,224	24,000	1,186	789	0	105,000	10.51%	-1,450	-1,304	-802	-260	-176
122	Flat / Loft	Third	1Bed 1Bath	59	Excl Use Balcony	59	0	1,249,000	124,900	1,124,100	8,965	10,283	108,600	1,654	1,031	0	142,380	11.40%	-1,103	-1,406	-1,789	-1,232	-1,381
123	Flat / Loft	Third	1Bed 1Bath	60	0	60	0	1,249,000	124,900	1,124,100	8,965	10,283	108,600	1,681	1,031	0	142,380	11.40%	-1,130	-1,460	-1,846	-1,293	-1,445
132	Flat / Loft	Third	1Bed 1Bath	60	0	60	0	1,299,000	129,900	1,169,100	8,965	10,694	108,600	1,681	1,079	0	142,380	10.96%	-1,590	-1,871	-2,258	-1,704	-1,857
143	Flat / Loft	Third	1Bed 1Bath	58	0	58	0	1,249,000	124,900	1,124,100	9,680	10,283	108,600	1,626	1,031	0	150,960	12.09%	-360	-689	-1,020	-405	-493
144	Flat / Loft	Third	1Bed 1Bath	58	0	58	0	1,249,000	124,900	1,124,100	8,734	10,283	108,600	1,626	1,031	0	139,608	11.18%	-1,306	-1,608	-2,007	-1,467	-1,634
4	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,010	10,694	48,000	1,908	1,079	0	134,520	10.36%	-2,472	-2,275	-2,005	-1,890	-1,727
6	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,065	10,694	48,000	1,908	1,079	0	135,180	10.41%	-2,417	-2,223	-1,949	-1,830	-1,662

20	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,076	10,694	48,000	2,005	1,079	0	135,312	10.42%	-2,503	-2,292	-2,022	-1,907	-1,743
21	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,906	10,694	48,000	2,005	1,079	0	145,272	11.18%	-1,673	-1,502	-1,173	-994	-763
27	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,032	10,694	48,000	2,012	1,079	0	134,784	10.38%	-2,554	-2,341	-2,075	-1,964	-1,804
43	Flat	First	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	9,350	10,694	48,000	1,736	1,079	0	126,600	9.75%	-2,960	-2,712	-2,478	-2,401	-2,280
47	Flat	First	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,076	10,694	48,000	1,736	1,079	0	135,312	10.42%	-2,234	-2,021	-1,735	-1,603	-1,422
49	Flat	First	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,065	10,694	48,000	1,736	1,079	0	135,180	10.41%	-2,245	-2,056	-1,772	-1,643	-1,464
77	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,395	10,694	48,000	1,736	1,079	0	139,140	10.71%	-1,915	-1,718	-1,409	-1,252	-1,045
82	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,065	10,694	48,000	1,736	1,079	0	135,180	10.41%	-2,245	-2,056	-1,772	-1,643	-1,464
83	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,120	10,694	48,000	1,736	1,079	0	135,840	10.46%	-2,190	-2,004	-1,716	-1,582	-1,399
99	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	129,900	1,169,100	10,065	10,694	48,000	1,736	1,079	0	135,180	10.41%	-2,245	-2,032	-1,747	-1,615	-1,435
117	Flat / Loft	Third	2Bed 1Bath	76	0	76	0	1,549,000	154,900	1,394,100	10,300	12,752	115,800	2,121	1,321	0	164,400	10.61%	-2,495	-2,515	-2,145	-2,225	-3,002
142	Flat / Loft	Third	2Bed 1Bath	76	0	76	0	1,549,000	154,900	1,394,100	10,301	12,752	115,800	2,121	1,321	0	164,412	10.61%	-2,494	-2,488	-2,115	-2,194	-2,969

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	80% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	Rental Management - Year 1 Free	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
16	Flat	Ground	1Bed 1Bath	49	0	49	0	1,099,000	219,800	879,200	8,305	8,042	48,000	1,520	886	0	114,060	10.38%	-943	-691	-509	-490	-430
63	Flat	First	1Bed 1Bath	45	0	45	0	999,000	199,800	799,200	8,580	7,311	24,000	1,269	789	0	108,960	10.91%	-289	-196	323	882	986
84	Flat	Second	1Bed 1Bath	46	0	46	0	999,000	199,800	799,200	8,602	7,311	24,000	1,296	789	0	109,224	10.93%	-294	-223	295	853	955
97	Flat	Second	1Bed 1Bath	46	0	46	0	999,000	199,800	799,200	8,602	7,311	24,000	1,296	789	0	109,224	10.93%	-294	-209	309	869	971
102	Flat	Second	1Bed 1Bath	46	0	46	0	999,000	199,800	799,200	9,020	7,311	24,000	1,296	789	0	114,240	11.44%	124	188	737	1,328	1,465
103	Flat / Loft	Third	1Bed 1Bath	60	0	60	0	1,249,000	249,800	999,200	7,975	9,140	108,600	1,681	1,031	0	130,500	10.45%	-977	-1,239	-1,695	-1,216	-1,449
105	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	249,800	999,200	8,800	9,140	108,600	1,654	1,031	0	140,400	11.24%	-125	-438	-834	-291	-455
106	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	249,800	999,200	8,965	9,140	108,600	1,654	1,031	0	142,380	11.40%	40	-281	-666	-110	-260
110	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	249,800	999,200	8,965	9,140	108,600	1,654	1,031	0	142,380	11.40%	40	-281	-666	-110	-260
111	Flat / Loft	Third	1Bed 1Bath	59	0	59	0	1,249,000	249,800	999,200	9,861	9,140	108,600	1,654	1,031	0	153,132	12.26%	936	571	251	875	799
113	Flat / Loft	Third	1Bed 1Bath	67	0	67	0	1,299,000	259,800	1,039,200	8,415	9,506	108,600	1,874	1,079	0	135,780	10.45%	-1,144	-1,467	-1,909	-1,414	-1,629
115	Flat / Loft	Third	1Bed 1Bath	67	0	67	0	1,299,000	259,800	1,039,200	8,356	9,506	108,600	1,874	1,079	0	135,072	10.40%	-1,203	-1,501	-1,945	-1,454	-1,673
119	Flat / Loft	Third	1Bed 1Bath	59	Excl Use Balcony	59	0	1,249,000	249,800	999,200	8,987	9,140	108,600	1,654	1,031	0	142,644	11.42%	62	-260	-643	-86	-234
121	Studio	Third	1Bed 1Bath	42	0	42	0	999,000	199,800	799,200	8,250	7,311	24,000	1,186	789	0	105,000	10.51%	-536	-391	112	654	738
122	Flat / Loft	Third	1Bed 1Bath	59	Excl Use Balcony	59	0	1,249,000	249,800	999,200	8,965	9,140	108,600	1,654	1,031	0	142,380	11.40%	40	-263	-647	-89	-239
123	Flat / Loft	Third	1Bed 1Bath	60	0	60	0	1,249,000	249,800	999,200	8,965	9,140	108,600	1,681	1,031	0	142,380	11.40%	13	-317	-704	-150	-303
132	Flat / Loft	Third	1Bed 1Bath	60	0	60	0	1,299,000	259,800	1,039,200	8,965	9,506	108,600	1,681	1,079	0	142,380	10.96%	-401	-683	-1,070	-516	-669
143	Flat / Loft	Third	1Bed 1Bath	58	0	58	0	1,249,000	249,800	999,200	9,680	9,140	108,600	1,626	1,031	0	150,960	12.09%	783	453	123	737	649
144	Flat / Loft	Third	1Bed 1Bath	58	0	58	0	1,249,000	249,800	999,200	8,734	9,140	108,600	1,626	1,031	0	139,608	11.18%	-163	-466	-865	-324	-491
4	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,010	9,506	48,000	1,908	1,079	0	134,520	10.36%	-1,283	-1,087	-817	-702	-539
6	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,065	9,506	48,000	1,908	1,079	0	135,180	10.41%	-1,228	-1,034	-761	-641	-474
20	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,076	9,506	48,000	2,005	1,079	0	135,312	10.42%	-1,314	-1,103	-834	-719	-555
21	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,906	9,506	48,000	2,005	1,079	0	145,272	11.18%	-484	-314	15	194	426
27	Flat	Ground	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,032	9,506	48,000	2,012	1,079	0	134,784	10.38%	-1,365	-1,153	-886	-775	-616
43	Flat	First	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	9,350	9,506	48,000	1,736	1,079	0	126,600	9.75%	-1,771	-1,524	-1,290	-1,213	-1,091
47	Flat	First	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,076	9,506	48,000	1,736	1,079	0	135,312	10.42%	-1,045	-833	-547	-415	-233
49	Flat	First	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,065	9,506	48,000	1,736	1,079	0	135,180	10.41%	-1,056	-868	-584	-454	-275
77	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,395	9,506	48,000	1,736	1,079	0	139,140	10.71%	-726	-530	-221	-64	144
82	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,065	9,506	48,000	1,736	1,079	0	135,180	10.41%	-1,056	-868	-584	-454	-275
83	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,120	9,506	48,000	1,736	1,079	0	135,840	10.46%	-1,001	-816	-528	-394	-210
99	Flat	Second	2Bed 1Bath	62	0	62	0	1,299,000	259,800	1,039,200	10,065	9,506	48,000	1,736	1,079	0	135,180	10.41%	-1,056	-844	-558	-427	-246
117	Flat / Loft	Third	2Bed 1Bath	76	0	76	0	1,549,000	309,800	1,239,200	10,300	11,335	115,800	2,121	1,321	0	164,400	10.61%	-1,078	-1,098	-728	-808	-1,585
142	Flat / Loft	Third	2Bed 1Bath	76	0	76	0	1,549,000	309,800	1,239,200	10,301	11,335	115,800	2,121	1,321	0	164,412	10.61%	-1,077	-1,071	-698	-777	-1,552

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
16	8,305	8,928	9,597	10,317	11,091
63	8,580	9,224	9,915	10,659	11,458
84	8,602	9,247	9,941	10,686	11,488
97	8,602	9,247	9,941	10,686	11,488
102	9,020	9,697	10,424	11,206	12,046
103	7,975	8,573	9,216	9,907	10,650
105	8,800	9,460	10,170	10,932	11,752
106	8,965	9,637	10,360	11,137	11,972
110	8,965	9,637	10,360	11,137	11,972
111	9,861	10,601	11,396	12,250	13,169
113	8,415	9,046	9,725	10,454	11,238
115	8,356	8,983	9,656	10,381	11,159
119	8,987	9,661	10,386	11,165	12,002
121	8,250	8,869	9,534	10,249	11,018
122	8,965	9,637	10,360	11,137	11,972
123	8,965	9,637	10,360	11,137	11,972
132	8,965	9,637	10,360	11,137	11,972
143	9,680	10,406	11,186	12,025	12,927
144	8,734	9,389	10,093	10,850	11,664

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
16	1,520	1,611	1,708	1,810	1,919
63	1,269	1,345	1,426	1,511	1,602
84	1,296	1,374	1,456	1,544	1,636
97	1,296	1,374	1,456	1,544	1,636
102	1,296	1,374	1,456	1,544	1,636
103	1,681	1,782	1,889	2,002	2,122
105	1,654	1,753	1,858	1,970	2,088
106	1,654	1,753	1,858	1,970	2,088
110	1,654	1,753	1,858	1,970	2,088
111	1,654	1,753	1,858	1,970	2,088
113	1,874	1,986	2,106	2,232	2,366
115	1,874	1,986	2,106	2,232	2,366
119	1,654	1,753	1,858	1,970	2,088
121	1,186	1,257	1,333	1,413	1,497
122	1,654	1,753	1,858	1,970	2,088
123	1,681	1,782	1,889	2,002	2,122
132	1,681	1,782	1,889	2,002	2,122
143	1,626	1,724	1,827	1,937	2,053
144	1,626	1,724	1,827	1,937	2,053

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
16	48,000	1,200	1,300	1,000	500	0
63	24,000	500	500	500	500	0
84	24,000	500	500	500	500	0
97	24,000	500	500	500	500	0
102	24,000	500	500	500	500	0
103	108,600	2,900	2,400	1,500	1,500	750
105	108,600	2,900	2,400	1,500	1,500	750
106	108,600	2,900	2,400	1,500	1,500	750
110	108,600	2,900	2,400	1,500	1,500	750
111	108,600	2,900	2,400	1,500	1,500	750
113	108,600	2,900	2,400	1,500	1,500	750
115	108,600	2,900	2,400	1,500	1,500	750
119	108,600	2,900	2,400	1,500	1,500	750
121	24,000	500	500	500	500	0
122	108,600	2,900	2,400	1,500	1,500	750
123	108,600	2,900	2,400	1,500	1,500	750
132	108,600	2,900	2,400	1,500	1,500	750
143	108,600	2,900	2,400	1,500	1,500	750
144	108,600	2,900	2,400	1,500	1,500	750

4	10,010	10,761	11,568	12,435	13,368
6	10,065	10,820	11,631	12,504	13,441
20	10,076	10,832	11,644	12,517	13,456
21	10,906	11,724	12,603	13,548	14,565
27	10,032	10,784	11,593	12,463	13,397
43	9,350	10,051	10,805	11,615	12,487
47	10,076	10,832	11,644	12,517	13,456
49	10,065	10,820	11,631	12,504	13,441
77	10,395	11,175	12,013	12,914	13,882
82	10,065	10,820	11,631	12,504	13,441
83	10,120	10,879	11,695	12,572	13,515
99	10,065	10,820	11,631	12,504	13,441
117	10,300	11,073	11,903	12,796	13,755
142	10,301	11,074	11,904	12,797	13,757

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
16	225	239	253	268	284
63	192	204	216	229	242
84	210	223	236	250	265
97	197	209	221	235	249
102	197	209	221	235	249
103	287	304	322	342	362
105	299	317	336	356	377
106	299	317	336	356	377
110	299	317	336	356	377
111	299	317	336	356	377
113	359	381	403	428	453
115	338	358	380	403	427
119	299	317	336	356	377
121	162	172	182	193	205
122	282	299	317	336	356
123	306	324	344	364	386
132	306	324	344	364	386
143	276	293	310	329	348
144	294	312	330	350	371
4	360	382	404	429	454
6	360	382	404	429	454
20	338	358	380	403	427
21	338	358	380	403	427
27	338	358	380	403	427
43	352	373	396	419	444
47	352	373	396	419	444
49	375	398	421	447	473
77	352	373	396	419	444
82	375	398	421	447	473
83	375	398	421	447	473
99	352	373	396	419	444
117	425	451	478	506	537
142	400	424	449	476	505

4	1,908	2,022	2,144	2,272	2,409
6	1,908	2,022	2,144	2,272	2,409
20	2,005	2,125	2,253	2,388	2,531
21	2,005	2,125	2,253	2,388	2,531
27	2,012	2,133	2,261	2,396	2,540
43	1,736	1,840	1,951	2,068	2,192
47	1,736	1,840	1,951	2,068	2,192
49	1,736	1,840	1,951	2,068	2,192
77	1,736	1,840	1,951	2,068	2,192
82	1,736	1,840	1,951	2,068	2,192
83	1,736	1,840	1,951	2,068	2,192
99	1,736	1,840	1,951	2,068	2,192
117	2,121	2,248	2,383	2,526	2,678
142	2,121	2,248	2,383	2,526	2,678

DISCLAIMER

*IGrow makes no warranties, whether expressed or implied, in regard to the websites, contents, accuracy, financial projections and/ or assumptions nor availability. The User assumes all responsibility and risk for the use of the information and other material provided. IGrow shall not be liable for any loss, injury, damage, cost, penalty or claim resulting from the use of the materials or projections/assumptions, whether direct or indirect. The User indemnifies IGrow and holds it harmless against any and all liability, loss, damage, penalty, cost or claim of whatsoever nature suffered by any third party in relation to any act or omission by the User in relation to the information and the use thereof by the User. *Bond and attorney fees paid by Seller only where appointed attorney attends to registration and transfer. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable.*

**Rental assist only applicable where buyer signs a rental mandate with IGrow Rentals for the duration of the rental assist offering.*

**Cash discount offering subject to terms and conditions as set out in documentation available for perusal.*

4	48,000	1,200	1,300	1,000	500	0
6	48,000	1,200	1,300	1,000	500	0
20	48,000	1,200	1,300	1,000	500	0
21	48,000	1,200	1,300	1,000	500	0
27	48,000	1,200	1,300	1,000	500	0
43	48,000	1,200	1,300	1,000	500	0
47	48,000	1,200	1,300	1,000	500	0
49	48,000	1,200	1,300	1,000	500	0
77	48,000	1,200	1,300	1,000	500	0
82	48,000	1,200	1,300	1,000	500	0
83	48,000	1,200	1,300	1,000	500	0
99	48,000	1,200	1,300	1,000	500	0
117	115,800	3,400	2,500	2,250	1,500	0
142	115,800	3,400	2,500	2,250	1,500	0

Rental Management	Year 1 Free	Year 2 (10% + VAT)	Year 3 (10% + VAT)	Year 4 (10% + VAT)	Year 5 (10% + VAT)
16	0	1,027	1,104	1,186	1,275
63	0	1,061	1,140	1,226	1,318
84	0	1,063	1,143	1,229	1,321
97	0	1,063	1,143	1,229	1,321
102	0	1,115	1,199	1,289	1,385
103	0	986	1,060	1,139	1,225
105	0	1,088	1,169	1,257	1,351
106	0	1,108	1,191	1,281	1,377
110	0	1,108	1,191	1,281	1,377
111	0	1,219	1,310	1,409	1,514
113	0	1,040	1,118	1,202	1,292
115	0	1,033	1,110	1,194	1,283
119	0	1,111	1,194	1,284	1,380
121	0	1,020	1,096	1,179	1,267
122	0	1,108	1,191	1,281	1,377
123	0	1,108	1,191	1,281	1,377
132	0	1,108	1,191	1,281	1,377
143	0	1,197	1,286	1,383	1,487
144	0	1,080	1,161	1,248	1,341
4	0	1,237	1,330	1,430	1,537
6	0	1,244	1,338	1,438	1,546
20	0	1,246	1,339	1,439	1,547
21	0	1,348	1,449	1,558	1,675
27	0	1,240	1,333	1,433	1,541
43	0	1,156	1,243	1,336	1,436
47	0	1,246	1,339	1,439	1,547
49	0	1,244	1,338	1,438	1,546
77	0	1,285	1,381	1,485	1,596
82	0	1,244	1,338	1,438	1,546
83	0	1,251	1,345	1,446	1,554
99	0	1,244	1,338	1,438	1,546
Rental Management	**Year 1 Free**	**Year 2 (5% + VAT)**	**Year 3 (5% + VAT)**	**Year 4 (5% + VAT)**	**Year 5 (5% + VAT)**
117	0	637	684	736	791
142	0	637	684	736	791