

Green Leaf

FINANCIAL ANALYSIS

Term in Years	30	Inflation	6.00%	VAT	15.00%
Interest Rate	10.25%	Rental Escalation	7.50%	Levies - Rate per sqm	25

100% Financing																						
Quantity	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)	100% Finance over 30 Years at a 10.25% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent)	Estimated Monthly Property Rates	Rental Management	Projected Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow Estimated	Year 2 Net Monthly Cash Flow Estimated	Year 3 Net Monthly Cash Flow Estimated	Year 4 Net Monthly Cash Flow Estimated	Year 5 Net Monthly Cash Flow Estimated
31	Ground Floor	2Bed 1Bath	42	0	42	0	687,000	0	687,000	6,100	6,156	8,400	615	480	351	81,600	13.31%	-802	-759	-743	-318	-329
43	First Floor	2Bed 1Bath	42	0	42	0	677,000	0	677,000	5,900	6,067	13,800	615	480	339	80,400	13.33%	-801	-535	-871	-463	-476
40	Top Floor	2Bed 1Bath	42	0	42	0	664,000	0	664,000	5,700	5,950	15,600	615	480	328	78,000	13.23%	-873	-836	-972	-580	-596
3	Ground Floor	3Bed 2Bath	65	0	65	0	799,000	0	799,000	6,800	7,160	20,400	736	480	0	91,200	12.65%	-776	-739	-620	-646	-658
8	First Floor	3Bed 2Bath	65	0	65	0	778,000	0	778,000	6,700	6,972	20,400	736	480	0	90,000	12.83%	-688	-658	-540	-575	-588
8	Top Floor	3Bed 2Bath	65	0	65	0	762,000	0	762,000	6,700	6,828	19,200	736	480	0	90,000	13.10%	-544	-615	-397	-432	-445

90% Financing																						
Quantity	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)	90% Finance over 30 Years at a 10.25% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent)	Estimated Monthly Property Rates	Rental Management	Projected Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow Estimated	Year 2 Net Monthly Cash Flow Estimated	Year 3 Net Monthly Cash Flow Estimated	Year 4 Net Monthly Cash Flow Estimated	Year 5 Net Monthly Cash Flow Estimated
31	Ground Floor	2Bed 1Bath	42	0	42	0	687,000	68,700	618,300	6,100	5,541	8,400	615	480	351	81,600	13.31%	-186	-144	-127	298	287
43	First Floor	2Bed 1Bath	42	0	42	0	677,000	67,700	609,300	5,900	5,460	13,800	615	480	339	80,400	13.33%	-194	72	-264	144	131
40	Top Floor	2Bed 1Bath	42	0	42	0	664,000	66,400	597,600	5,700	5,355	15,600	615	480	328	78,000	13.23%	-278	-241	-377	15	-1
3	Ground Floor	3Bed 2Bath	65	0	65	0	799,000	79,900	719,100	6,800	6,444	20,400	736	480	391	91,200	12.65%	-451	-23	96	70	58
8	First Floor	3Bed 2Bath	65	0	65	0	778,000	77,800	700,200	6,700	6,275	20,400	736	480	385	90,000	12.83%	-376	39	157	122	109
8	Top Floor	3Bed 2Bath	65	0	65	0	762,000	76,200	685,800	6,700	6,145	19,200	736	480	385	90,000	13.10%	-247	68	286	251	238

80% Financing																						
Quantity	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)	80% Finance over 30 Years at a 10.25% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent)	Estimated Monthly Property Rates	Rental Management	Projected Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow Estimated	Year 2 Net Monthly Cash Flow Estimated	Year 3 Net Monthly Cash Flow Estimated	Year 4 Net Monthly Cash Flow Estimated	Year 5 Net Monthly Cash Flow Estimated
31	Ground Floor	2Bed 1Bath	42	0	42	0	687,000	137,400	549,600	6,100	4,925	8,400	615	480	351	81,600	13.31%	429	472	489	913	902
43	First Floor	2Bed 1Bath	42	0	42	0	677,000	135,400	541,600	5,900	4,853	13,800	615	480	339	80,400	13.33%	412	679	343	751	737
40	Top Floor	2Bed 1Bath	42	0	42	0	664,000	132,800	531,200	5,700	4,760	15,600	615	480	328	78,000	13.23%	317	354	218	610	594
3	Ground Floor	3Bed 2Bath	65	0	65	0	799,000	159,800	639,200	6,800	5,728	20,400	736	480	391	91,200	12.65%	265	693	812	786	774
8	First Floor	3Bed 2Bath	65	0	65	0	778,000	155,600	622,400	6,700	5,577	20,400	736	480	385	90,000	12.83%	321	736	854	819	806
8	Top Floor	3Bed 2Bath	65	0	65	0	762,000	152,400	609,600	6,700	5,463	19,200	736	480	385	90,000	13.10%	436	751	969	934	921

Year 1	Year 2	Year 3	Year 4	Year 5
6,100	6,558	7,049	7,578	8,146
5,900	6,343	6,818	7,330	7,879
5,700	6,128	6,587	7,081	7,612
6,800	7,310	7,856	8,448	9,081
6,700	7,203	7,743	8,323	8,948
6,700	7,203	7,743	8,323	8,948

Year 1	Year 2	Year 3	Year 4	Year 5
480	509	539	572	606
480	509	539	572	606
480	509	539	572	606
480	509	539	572	606
480	509	539	572	606
480	509	539	572	606

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
31	615	652	691	732	776
43	615	652	691	732	776
40	615	652	691	732	776
3	736	780	827	877	929
8	736	780	827	877	929
8	736	780	827	877	929

Utilities	Year 1	Year 2	Year 3	Year 4	Year 5
31	0	0	0	0	0
43	0	0	0	0	0
40	0	0	0	0	0
3	0	0	0	0	0
8	0	0	0	0	0
8	0	0	0	0	0

Effluent	Year 1	Year 2	Year 3	Year 4	Year 5
31	0	0	0	0	0
43	0	0	0	0	0
40	0	0	0	0	0
3	0	0	0	0	0
8	0	0	0	0	0
8	0	0	0	0	0

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
31	8,400	700	0	0	0	0
43	13,800	800	350	0	0	0
40	15,600	800	500	0	0	0
3	20,400	800	400	500	0	0
8	20,400	800	400	500	0	0
8	19,200	800	300	500	0	0

Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
31	351	0	405	436	937
43	339	0	392	421	906
40	328	352	379	407	875
3	0	0	452	486	1,044
8	0	0	445	479	1,029
8	0	0	445	479	1,029