

FINANCIAL ANALYSIS

Park Central 18 Oct 2024
LONG & SHORT
STAY

Term in Years 30
Interest Rate 10.25%

Inflation 6.00%
Rental Escalation 6.00%

VAT 15.00%
Levies - Rate per t 43



PARK CENTRAL
Live LUXSERIOUSLY

Option 1: 100% Financing																							Live LUXSERIOUSLY										Calculated at an interest rate of 10.75% to indicate 2025 onwards*				
Section number	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Unit Type	Municipal Valuation	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income incl. refuse and effluent	100% Finance over 30 Years at a 10.25% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Incl. Effluent Charge)	Monthly Property Rates (Incl. Refuse Charge)	Rental Management at 11.5 % incl VAT (Only in 1st Year Long Stay, not applicable on Short stay as already deducted from income)	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 (Free Rental Mgmt Long Stay)	Year 3 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 4 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 5 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 1 Net Monthly Cash Flow	Year 2 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 3 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 4 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)	Year 5 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)									
404	4	Simplex	48	23	71	1 Bed	2,840,000	1,780,000	0	1,780,000	13,500	15,951	348,000	4,529	2,346	1,553	270,000	15.17%	-1,879	-2,929	-3,507	-3,061	-3,587	-2,544	-3,594	-4,173	-3,726	-4,253									
406	4	Simplex	61	18	79	1 Bed	3,160,000	2,135,000	0	2,135,000	15,500	19,132	360,000	4,929	2,580	1,783	300,000	14.05%	-3,424	-4,162	-5,154	-4,615	-5,044	-4,222	-4,960	-5,952	-5,413	-5,842									
502	5	Duplex	54	45	99	1 Bed	3,960,000	1,990,000	0	1,990,000	21,626	17,832	168,000	6,167	3,167	0	307,512	15.45%	-1,540	-803	-1,021	-1,192	-1,314	-2,284	-1,547	-1,765	-1,936	-2,058									
503	5	Duplex	54	19	73	1 Bed	2,920,000	1,990,000	0	1,990,000	21,626	17,832	48,000	4,866	2,405	0	283,512	14.25%	-1,477	-1,616	-735	-735	290	-2,221	-2,360	-1,447	-1,479	-463									
508	5	Duplex	53	20	73	1 Bed	2,920,000	1,955,000	0	1,955,000	21,626	17,519	34,800	4,634	2,405	0	276,312	14.13%	-1,532	-1,057	-629	-146	897	-2,263	-1,787	-1,360	-876	166									
511	5	Simplex	49	29	78	1 Bed	3,120,000	1,815,000	0	1,815,000	13,500	16,264	360,000	5,116	2,551	1,553	276,000	15.21%	-2,484	-3,582	-4,711	-4,318	-4,901	-3,163	-4,260	-5,389	-4,996	-5,579									
606	6	Simplex	49	18	67	1 Bed	2,680,000	1,815,000	0	1,815,000	13,500	16,264	360,000	4,329	2,112	1,553	276,000	15.21%	-1,258	-2,282	-3,333	-2,857	-3,352	-1,936	-2,960	-4,011	-3,535	-4,031									
608	6	Simplex	90	0	90	2 Bed	3,600,000	3,150,000	0	3,150,000	23,000	28,227	480,000	5,364	2,903	2,645	438,000	13.90%	-2,639	-4,110	-4,673	-4,680	-4,627	-3,817	-5,288	-6,851	-5,858	-5,805									
611	6	Simplex	91	0	91	2 Bed	3,640,000	3,185,000	0	3,185,000	28,000	28,541	237,600	5,646	2,932	0	432,000	13.56%	-1,119	-1,154	-3,719	-3,410	-4,022	-2,310	-2,345	-4,909	-4,600	-5,212									
703	7	Simplex	49	12	61	1 Bed	2,440,000	1,815,000	0	1,815,000	13,500	16,264	348,000	4,028	2,053	1,553	264,000	14.55%	-1,898	-1,901	-2,929	-2,429	-2,898	-2,577	-2,579	-3,607	-3,107	-3,577									
705	7	Simplex	48	13	61	1 Bed	2,440,000	1,780,000	0	1,780,000	13,500	15,951	348,000	4,028	2,053	1,553	264,000	14.83%	-1,585	-1,587	-2,615	-2,115	-2,585	-2,250	-2,252	-3,280	-2,780	-3,250									
707	7	Simplex	49	12	61	1 Bed	2,440,000	1,815,000	0	1,815,000	13,500	16,264	348,000	4,028	2,053	1,553	264,000	14.55%	-1,898	-1,901	-2,929	-2,429	-2,898	-2,577	-2,579	-3,607	-3,107	-3,577									
710	7	Simplex	63	0	63	1 Bed	2,520,000	2,205,000	0	2,205,000	15,500	19,759	360,000	4,128	2,112	1,783	300,000	13.61%	-2,782	-3,443	-4,355	-3,730	-4,069	-3,606	-4,268	-5,179	-4,554	-4,893									
712	7	Simplex	72	0	72	2 Bed	2,880,000	2,520,000	0	2,520,000	22,000	22,582	318,000	4,695	2,375	2,530	366,000	14.52%	-1,683	-1,257	-1,307	-301	-234	-2,624	-2,199	-2,249	-1,243	-1,176									
714	7	Simplex	91	0	91	2 Bed	3,640,000	3,185,000	0	3,185,000	23,000	28,541	360,000	5,646	2,932	2,645	402,000	12.62%	-6,264	-6,754	-7,337	-6,365	-7,334	-7,455	-7,945	-8,527	-7,555	-8,525									
803	8	Simplex	63	36	99	1 Bed	3,960,000	2,205,000	0	2,205,000	17,895	19,759	248,640	5,922	3,167	0	319,860	14.51%	-2,193	-2,465	-5,865	-9,271	-8,642	-3,017	-3,289	-6,689	-10,095	-9,466									
808	8	Simplex	60	0	60	1 Bed	2,400,000	2,100,000	0	2,100,000	15,500	18,818	360,600	3,978	2,488	1,783	300,000	14.29%	-2,067	-2,743	-3,618	-3,059	-3,414	-2,852	-3,528	-4,403	-3,844	-4,199									
809	8	Duplex	51	0	51	1 Bed	2,040,000	1,785,000	0	1,785,000	21,627	15,995	0	3,522	1,760	0	259,524	14.54%	349	1,330	2,369	3,471	4,639	-318	663	1,702	2,804	3,972									
810	8	Simplex	60	0	60	1 Bed	2,400,000	2,100,000	0	2,100,000	15,500	18,818	360,000	3,978	2,024	1,783	300,000	14.29%	-1,603	-2,250	-2,646	-3,006	-2,827	-2,388	-3,035	-3,431	-3,791	-3,612									
811	8	Duplex	103	0	103	2 Bed	4,120,000	3,605,000	0	3,605,000	28,000	32,304	536,400	6,362	3,284	0	488,400	13.55%	-1,251	-1,849	-2,682	-3,445	-4,133	-2,598	-3,197	-4,030	-4,792	-5,481									
815	8	Simplex	94	0	94	2 Bed	3,760,000	3,290,000	0	3,290,000	28,000	29,482	254,400	5,796	3,020	0	457,200	13.90%	-198	-47	-5,927	-6,634	-5,263	-1,428	-1,277	-7,157	-7,864	-6,493									
816	8	Simplex	65	25	90	1 Bed	3,600,000	2,275,000	0	2,275,000	17,895	20,386	250,800	5,480	2,903	0	320,340	14.08%	-2,075	-2,204	-6,699	-8,058	-8,378	-2,925	-3,054	-7,549	-8,908	-9,228									
910	9	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	17,895	19,445	216,240	4,078	2,567	0	291,660	13.44%	-1,786	-1,911	-3,806	-4,047	-4,243	-2,597	-2,722	-4,617	-4,858	-5,055									
913	9	Simplex	94	0	94	2 Bed	3,553,000	3,290,000	0	3,290,000	28,000	29,482	252,000	5,796	3,020	0	454,800	13.82%	-398	-1,047	-5,927	-5,634	-5,263	-1,628	-2,277	-7,157	-6,864	-6,493									
914	9	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	19,445	360,000	4,078	2,082	1,783	300,000	13.82%	-2,389	-3,046	-3,452	-3,822	-3,655	-3,200	-3,857	-4,263	-4,633	-4,466									
1006	10	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	19,445	360,000	4,078	2,082	1,783	300,000	13.82%	-2,389	-3,046	-3,452	-3,822	-3,655	-3,200	-3,857	-4,263	-4,633	-4,466									
1102	11	Simplex	60	0	60	1 Bed	2,400,000	2,100,000	0	2,100,000	15,500	18,818	360,000	3,978	2,024	1,783	300,000	14.29%	-1,603	-2,250	-2,646	-3,006	-2,827	-2,388	-3,035	-3,431	-3,791	-3,612									
1105	11	Duplex	104	0	104	2 Bed	4,160,000	3,640,000	0	3,640,000	28,000	32,618	274,800	6,296	2,848	0	481,200	13.22%	-1,663	-1,831	-11,432	-10,161	-8,814	-3,023	-3,192	-12,793	-11,522	-10,174									
1110	11	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	17,895	19,445	216,240	4,078	2,082	0	286,860	13.22%	-1,701	-1,997	-3,261	-3,470	-2,631	-2,512	-2,808	-4,072	-4,281	-3,442									
1113	11	Simplex	93	0	93	2 Bed	3,720,000	3,255,000	0	3,255,000	28,000	29,168	241,200	5,746	2,991	0	440,400	13.53%	-1,205	-1,349	-4,524	-5,226	-4,849	-2,422	-2,566	-5,741	-6,442	-6,066									
1114	11	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	19,445	378,000	4,078	2,082	1,783	297,600	13.71%	-2,589	-3,346	-2,952	-2,822	-3,155	-3,400	-4,157	-3,763	-3,633	-3,966									
1210	12	Simplex	65	48	113	1 Bed	4,238,000	2,275,000	0	2,275,000	17,895	20,386	307,200	7,124	3,577	0	347,340	15.27%	-2,143	-2,211	-10,303	-9,818	-11,304	-2,993	-3,061	-11,154	-10,669	-12,155									
1212	12	Simplex	93	0	93	2 Bed	3,720,000	3,255,000	0	3,255,000	28,000	29,168	241,200	5,746	2,991	0	440,400	13.53%	-1,205	-1,349	-4,524	-5,226	-4,849	-2,422	-2,566	-5,741	-6,442	-6,066									
1213	12	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	19,445	241,200	4,078	2,082	1,783	302,400	13.94%	-2,189	-3,146	-5,952	-7,322	-7,655	-3,000	-3,957	-6,763	-8,133	-8,466									
1302	13	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	19,445	241,200	4,078	2,082	1,783	302,400	13.94%	-2,189	-3,146	-5,952	-7,322	-7,655	-3,000	-3,957	-6,763	-8,133	-8,466									
1305	13	Simplex	62	0	62	1 Bed	2,480,000	2,170,000	0	2,170,000	15,500	19,445	241,200	4,078	2,082	1,783	302,400	13.94%	-2,189	-3,146	-5,952	-7,322	-7,655	-3,000	-3,957	-6,763	-8,133	-8,466									
1512	15	Studio	31	0	31	Studio	1,240,000	1,085,000	0	1,085,000	11,039	9,723	28,500	2,388	1,174	0	150,708	13.89%	-726	-842	-1,322	-8															