

The Residency

FINANCIAL ANALYSIS

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

100% Financing																								
Number of units	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 10.25% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent)	Estimated Utilities Recovered from Tenant	Estimated Effluent City Charge	Monthly Property Rates Estimate	Rental Management Estimate	Estimated Gross Income	Gross Yield % (Estimated Gross Income)	Year 1 Projected Net Monthly Cash Flow	Year 2 Projected Net Monthly Cash Flow	Year 3 Projected Net Monthly Cash Flow	Year 4 Projected Net Monthly Cash Flow	Year 5 ProjectedNet Monthly Cash Flow
10	Ground	2Bed 2Bath	84	0	84	0	1,595,000	0	1,595,000	16,670	14,293	0	2,100	802	802	750	1,917	200,040	13.15%	-2,390	-1,454	-446	640	1,811
10	First	2Bed 2Bath	84	0	84	0	1,495,000	0	1,495,000	16,670	13,397	0	2,100	802	802	750	1,917	200,040	14.02%	-1,494	-558	450	1,536	2,707
10	Second	2Bed 2Bath	84	0	84	0	1,495,000	0	1,495,000	16,670	13,397	0	2,100	802	802	750	1,917	200,040	14.02%	-1,494	-558	450	1,536	2,707

90% Financing																								
Number of units	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 10.25% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent)	Estimated Utilities Recovered from Tenant	Estimated Effluent City Charge	Monthly Property Rates Estimate	Rental Management Estimate	Estimated Gross Income	Gross Yield % (Estimated Gross Income)	Year 1 Projected Net Monthly Cash Flow	Year 2 Projected Net Monthly Cash Flow	Year 3 Projected Net Monthly Cash Flow	Year 4 Projected Net Monthly Cash Flow	Year 5 ProjectedNet Monthly Cash Flow
10	Ground	2Bed 2Bath	84	0	84	0	1,595,000	159,500	1,435,500	16,670	12,864	0	2,100	802	802	1,366	959	200,040	13.15%	-618	-25	983	2,070	3,241
10	First	2Bed 2Bath	84	0	84	0	1,495,000	149,500	1,345,500	16,670	12,057	0	2,100	802	802	1,269	959	200,040	14.02%	285	781	1,790	2,876	4,047
10	Second	2Bed 2Bath	84	0	84	0	1,495,000	149,500	1,345,500	16,670	12,057	0	2,100	802	802	1,269	959	200,040	14.02%	285	781	1,790	2,876	4,047

80% Financing																								
Number of units	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 10.25% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent)	Estimated Utilities Recovered from Tenant	Estimated Effluent City Charge	Monthly Property Rates Estimate	Rental Management Estimate	Estimated Gross Income	Gross Yield % (Estimated Gross Income)	Year 1 Projected Net Monthly Cash Flow	Year 2 Projected Net Monthly Cash Flow	Year 3 Projected Net Monthly Cash Flow	Year 4 Projected Net Monthly Cash Flow	Year 5 ProjectedNet Monthly Cash Flow
10	Ground	2Bed 2Bath	84	0	84	0	1,595,000	319,000	1,276,000	16,670	11,434	0	2,100	802	802	1,366	959	200,040	13.15%	811	1,404	2,412	3,499	4,820
10	First	2Bed 2Bath	84	0	84	0	1,495,000	299,000	1,196,000	16,670	10,717	0	2,100	802	802	1,269	959	200,040	14.02%	1,625	2,121	3,129	4,216	5,537
10	Second	2Bed 2Bath	84	0	84	0	1,495,000	299,000	1,196,000	16,670	10,717	0	2,100	802	802	1,269	959	200,040	14.02%	1,625	2,121	3,129	4,216	8,038

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
10	16,670	17,920	19,264	20,709	22,262
10	16,670	17,920	19,264	20,709	22,262
10	16,670	17,920	19,264	20,709	22,262

Rates & Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
10	750	795	843	893	947
10	750	795	843	893	947
10	750	795	843	893	947

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
10	2,100	2,226	2,360	2,501	2,651
10	2,100	2,226	2,360	2,501	2,651
10	2,100	2,226	2,360	2,501	2,651

Total	Year 1	Year 2	Year 3	Year 4	Year 5
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

Rental Management	Year 1 (10% + VAT)	Year 2 (10% + VAT)	Year 3 (10% + VAT)	Year 4 (10% + VAT)	Year 5 (10% + VAT)
10	1,917	2,061	2,215	2,382	2,560
10	1,917	2,061	2,215	2,382	2,560
10	1,917	2,061	2,215	2,382	2,560

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.