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 bleow

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 Projected Net 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

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

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

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