

TRADEWINDS

FINANCIAL ANALYSIS

17 Jan 2025

Term in Years 30
Interest Rate 10.50%

Inflation 6.00%
Rental Escalation 6.00%

VAT 15.00%
Levies - Rate per s 27

TRADEWINDS

Option 1			100% Financing																		Monthly Contributions at 10.50%					
Section numbers	Floor	Unit Type	Full Bathroom	Average Unit Size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income incl. Effluent recovery	100% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Montly BC Levy Estimate incl. 10Mbps uncapped fibre	Monthly Property Rates incl. effluent charge	Rental Management at 5.75 % incl VAT - 1 years	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	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
1	Ground	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,331	R8,224	R75,000	1,614	1,042	0	113,172	12.59%	-1,449	-1,818	-1,771	-1,756	-1,722	-1,449	-1,818	-1,771	-1,756	-1,722
2	Ground	1B1B		36	36	R679,000	0	R679,000	6,112	R6,211	R3,000	1,101	929	351	76,344	11.24%	-2,231	-2,257	-2,020	-2,187	-1,946	-2,231	-2,257	-2,020	-2,187	-1,946
3	Ground	1B1B		36	36	R679,000	0	R679,000	6,262	R6,211	R3,000	1,101	929	360	78,144	11.51%	-2,090	-2,107	-1,861	-2,029	-1,778	-2,090	-2,107	-1,861	-2,029	-1,778
4	Ground	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,112	R8,224	R75,000	1,614	1,042	0	109,344	12.16%	-1,768	-1,851	-2,117	-2,117	-1,898	-1,768	-1,851	-2,117	-2,117	-1,898
5	Ground	1B1B		36	36	R679,000	0	R679,000	5,962	R6,211	R3,000	1,101	929	343	74,544	10.98%	-2,372	-2,407	-2,179	-2,345	-2,113	-2,372	-2,407	-2,179	-2,345	-2,113
6	Ground	1B1B		43	43	R799,000	0	R799,000	6,612	R7,309	R36,000	1,290	991	380	94,944	11.88%	-2,058	-2,421	-2,370	-2,556	-2,801	-2,058	-2,421	-2,370	-2,556	-2,801
7	Ground	1B1B		43	43	R799,000	0	R799,000	6,762	R7,309	R36,000	1,290	991	389	95,544	11.96%	-2,017	-2,171	-2,211	-2,398	-2,633	-2,017	-2,171	-2,211	-2,398	-2,633
8	Ground	1B1B		43	43	R799,000	0	R799,000	6,812	R7,309	R37,200	1,290	991	392	97,344	12.18%	-1,869	-2,121	-2,158	-2,345	-2,577	-1,869	-2,121	-2,158	-2,345	-2,577
9	Ground	1B1B		43	43	R799,000	0	R799,000	6,462	R7,309	R37,200	1,290	991	372	93,144	11.66%	-2,199	-2,471	-2,528	-2,714	-2,969	-2,199	-2,471	-2,528	-2,714	-2,969
10	Ground	1B1B		43	43	R799,000	0	R799,000	6,462	R7,309	R37,200	1,290	991	372	93,144	11.66%	-2,199	-2,471	-2,528	-2,714	-2,969	-2,199	-2,471	-2,528	-2,714	-2,969
11	Ground	1B1B		43	43	R799,000	0	R799,000	6,812	R7,309	R37,200	1,290	991	392	97,344	12.18%	-1,869	-2,121	-2,158	-2,345	-2,577	-1,869	-2,121	-2,158	-2,345	-2,577
12	Ground	1B1B		43	43	R799,000	0	R799,000	6,762	R7,309	R37,200	1,290	991	389	96,744	12.11%	-1,917	-2,171	-2,211	-2,398	-2,633	-1,917	-2,171	-2,211	-2,398	-2,633
13	Ground	1B1B		43	43	R799,000	0	R799,000	6,662	R7,309	R37,200	1,290	991	383	95,544	11.96%	-2,011	-2,271	-2,317	-2,503	-2,745	-2,011	-2,271	-2,317	-2,503	-2,745
14	Ground	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,062	R8,224	R75,000	1,614	1,042	0	102,744	11.43%	-2,318	-1,804	-1,973	-1,976	-1,961	-2,318	-1,804	-1,973	-1,976	-1,961
15	Ground	1B1B		36	36	R679,000	0	R679,000	6,062	R6,211	R3,000	1,101	929	349	75,744	11.16%	-2,278	-2,307	-2,073	-2,240	-2,001	-2,278	-2,307	-2,073	-2,240	-2,001
16	Ground	1B1B		36	36	R679,000	0	R679,000	6,062	R6,211	R3,000	1,101	929	349	75,744	11.16%	-2,278	-2,307	-2,073	-2,240	-2,001	-2,278	-2,307	-2,073	-2,240	-2,001
17	Ground	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,331	R8,224	R69,000	1,614	1,042	0	106,572	11.85%	-1,999	-2,068	-1,671	-1,656	-1,622	-1,999	-2,068	-1,671	-1,656	-1,622
101	First Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	6,862	R8,224	R90,000	1,614	1,042	0	106,944	11.90%	-1,968	-2,066	-1,948	-1,964	-1,964	-1,968	-2,066	-1,948	-1,964	-1,964
102	First Floor	1B1B		36	36	R679,000	0	R679,000	6,062	R6,211	R15,000	1,101	929	349	81,744	12.04%	-1,778	-1,807	-2,073	-2,240	-2,001	-1,778	-1,807	-2,073	-2,240	-2,001
103	First Floor	1B1B		36	36	R679,000	0	R679,000	5,962	R6,211	R15,000	1,101	929	343	80,544	11.86%	-1,872	-1,907	-2,179	-2,345	-2,113	-1,872	-1,907	-2,179	-2,345	-2,113
104	First Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	7,230	R8,224	R90,000	1,614	1,042	0	112,560	12.52%	-1,500	-1,775	-1,535	-1,526	-1,499	-1,500	-1,775	-1,535	-1,526	-1,499
105	First Floor	1B1B		36	36	R679,000	0	R679,000	6,112	R6,211	R15,000	1,101	929	351	82,344	12.13%	-1,731	-1,757	-2,020	-2,187	-1,946	-1,731	-1,757	-2,020	-2,187	-1,946
106	First Floor	1B1B		43	43	R799,000	0	R799,000	6,826	R7,309	R62,400	1,290	991	392	103,512	12.96%	-1,356	-1,707	-1,643	-1,831	-2,362	-1,356	-1,707	-1,643	-1,831	-2,362
107	First Floor	1B1B		43	43	R799,000	0	R799,000	6,826	R7,309	R62,400	1,290	991	392	103,512	12.96%	-1,356	-1,707	-1,643	-1,831	-2,362	-1,356	-1,707	-1,643	-1,831	-2,362
108	First Floor	1B1B		43	43	R799,000	0	R799,000	6,612	R7,309	R62,400	1,290	991	380	100,944	12.63%	-1,558	-1,921	-1,870	-2,056	-2,601	-1,558	-1,921	-1,870	-2,056	-2,601
109	First Floor	1B1B		44	44	R799,000	0	R799,000	6,412	R7,309	R62,400	1,317	991	369	98,544	12.33%	-1,773	-2,149	-2,112	-2,299	-2,858	-1,773	-2,149	-2,112	-2,299	-2,858
110	First Floor	1B1B		44	44	R799,000	0	R799,000	6,612	R7,309	R62,400	1,317	991	380	100,944	12.63%	-1,585	-1,950	-1,900	-2,088	-2,635	-1,585	-1,950	-1,900	-2,088	-2,635
111	First Floor	1B1B		43	43	R799,000	0	R799,000	6,612	R7,309	R62,400	1,290	991	380	100,944	12.63%	-1,558	-1,921	-1,870	-2,056	-2,601	-1,558	-1,921	-1,870	-2,056	-2,601
112	First Floor	1B1B		43	43	R799,000	0	R799,000	6,562	R7,309	R62,400	1,290	991	377	100,344	12.56%	-1,605	-1,971	-1,923	-2,109	-2,657	-1,605	-1,971	-1,923	-2,109	-2,657
113	First Floor	1B1B		43	43	R799,000	0	R799,000	6,862	R7,309	R62,400	1,290	991	395	103,944	13.01%	-1,322	-1,671	-1,605	-1,793	-2,322	-1,322	-1,671	-1,605	-1,793	-2,322
114	First Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	6,762	R8,224	R81,000	1,614	1,042	0	102,744	11.43%	-2,318	-2,672	-2,060	-2,084	-2,090	-2,318	-2,672	-2,060	-2,084	-2,090
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	406	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,826	R7,309	R62,400	1,290	991	392	103,512	12.96%	-1,356	-1,707	-1,643	-1,831	-2,362	-1,356	-1,707	-1,643	-1,831	-2,362
	407	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,562	R7,309	R62,400	1,290	991	377	100,344	12.56%	-1,605	-1,971	-1,923	-2,109	-2,657	-1,605	-1,971	-1,923	-2,109	-2,657
	408	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,826	R7,309	R62,400	1,290	991	392	103,512	12.96%	-1,356	-1,707	-1,643	-1,831	-2,362	-1,356	-1,707	-1,643	-1,831	-2,362
	409	Fourth Floor	1B1B		44	44	R799,000	0	R799,000	6,412	R7,309	R62,400	1,317	991	369	98,544	12.33%	-1,773	-2,149	-2,112	-2,299	-2,858	-1,773	-2,149	-2,112	-2,299	-2,858
	410	Fourth Floor	1B1B		44	44	R799,000	0	R799,000	6,612	R7,309	R62,400	1,317	991	380	100,944	12.63%	-1,585	-1,950	-1,900	-2,088	-2,635	-1,585	-1,950	-1,900	-2,088	-2,635
	411	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,562	R7,309	R62,400	1,290	991	377	100,344	12.56%	-1,605	-1,971	-1,923	-2,109	-2,657	-1,605	-1,971	-1,923	-2,109	-2,657
	412	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,412	R7,309	R62,400	1,290	991	369	98,544	12.33%	-1,746	-2,121	-2,081	-2,267	-2,824	-1,746	-2,121	-2,081	-2,267	-2,824
	413	Fourth Floor	1B1B		43	43	R799,000	0	R799,000	6,562	R7,309	R62,400	1,290	991	377	100,344	12.56%	-1,605	-1,971	-1,923	-2,109	-2,657	-1,605	-1,971	-1,923	-2,109	-2,657
	414	Fourth Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	6,862	R8,224	R90,000	1,614	1,042	0	106,944	11.90%	-1,968	-2,066	-1,948	-1,964	-1,964	-1,968	-2,066	-1,948	-1,964	-1,964
	415	Fourth Floor	1B1B		36	36	R679,000	0	R679,000	5,812	R6,211	R15,000	1,101	929	334	78,744	11.60%	-2,014	-2,057	-2,338	-2,503	-2,281	-2,014	-2,057	-2,338	-2,503	-2,281
	416	Fourth Floor	1B1B		36	36	R679,000	0	R679,000	6,112	R6,211	R15,000	1,101	929	351	82,344	12.13%	-1,731	-1,757	-2,020	-2,187	-1,946	-1,731	-1,757	-2,020	-2,187	-1,946
	417	Fourth Floor	1B1B	Full Bath	55	55	R899,000	0	R899,000	6,912	R8,224	R90,000	1,614	1,042	0	107,544	11.96%	-1,918	-2,013	-1,892	-1,905	-1,901	-1,918	-2,013	-1,892	-1,905	-1,901

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