

<b>Investment Summary:</b>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>		
Development: Heritage Hill - 178												
Est value of Property-Growth @ <b>12,0%</b>	R 2 400 581	R 2 688 651	R 3 011 289	R 3 372 644	R 3 777 361	R 4 230 644	R 4 738 321	R 5 306 920	R 5 943 750	R 6 657 001		
<b>Cumulative Cash Outflow</b>											R -	+
<b>Cumulative Cash Inflow (Year 1-10)</b>											R 185 017	-
<b>Outstanding Bond:</b>											R 1 530 385	+
<b>Total (Bond - Cumulative 10 Year Cashflow)</b>											R 1 345 368	=
Estimated Position after 10 years with an initial investment of R 75 000,00												
											<b>INCOME: R 5 311 633</b>	
<b>Purchase Price of Property:</b>	R 2 143 376											
Deposit	R 75 000											
100% Bond Amount	R 2 068 376	R 2 036 235	R 2 000 552	R 1 960 936	R 1 916 955	R 1 868 126	R 1 813 917	R 1 753 734	R 1 686 918	R 1 612 739		
<b>End of Year Outstanding Bond:</b>	R 2 036 235	R 2 000 552	R 1 960 936	R 1 916 955	R 1 868 126	R 1 813 917	R 1 753 734	R 1 686 918	R 1 612 739	R 1 530 385		
Bond Interest:	<b>10,5%</b>											
Bond Term (Years):	<b>20</b>											
<b>Monthly Bond Repayment:</b>	-R 20 650	-R 20 650	-R 20 650	-R 20 650	-R 20 650	-R 20 650	-R 20 650	-R 20 650	-R 20 650	-R 20 650	-R 20 650	
<b>Less Monthly Expecnes:</b>	<b>Increase:</b>											
Levies: Home Owners Ass.	<b>8,0%</b>	R 2 518	R 2 719	R 2 937	R 3 172	R 3 426	R 3 700	R 3 996	R 4 315	R 4 661	R 5 033	
Rates & Taxes	<b>8,0%</b>	R 500	R 540	R 583	R 630	R 680	R 735	R 793	R 857	R 925	R 1 000	
<b>Total Expenses</b>		R 3 018	R 3 259	R 3 520	R 3 802	R 4 106	R 4 434	R 4 789	R 5 172	R 5 586	R 6 033	
<b>Monthly Rental</b>												
<b>Projected Rental Income:</b>	<b>10,0%</b>	R 17 861	R 17 861	R 19 647	R 21 612	R 23 773	R 26 150	R 28 765	R 31 642	R 34 806	R 38 287	
<b>Net Rental Income:</b>		R 14 843	R 14 602	R 16 127	R 17 810	R 19 667	R 21 716	R 23 976	R 26 470	R 29 220	R 32 254	
<b>Monthly Cash Requirement:</b>		-R 5 807	-R 6 049	-R 4 523	-R 2 840	-R 983	R 1 066	R 3 326	R 5 819	R 8 570	R 11 603	
<b>Special Investment Saving</b>		R 30 216	R 32 628									
<b>Annual Shortfall / Surplus:</b>		R -39 471	-R 39 956	-R 54 280	-R 34 083	-R 11 799	R 12 787	R 39 911	R 69 831	R 102 836	R 139 241	

INVESTMENT SCENARIO BASED ON A 100% BOND ALTHOUGH FINANCE REQUIREMENTS DEPENDS ON CLIENT CREDIT RATING