

Investment Summary:	<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 - 211											
Est value of Property-Growth @ 12,0%	R 2 839 378	R 3 180 103	R 3 561 716	R 3 989 122	R 4 467 816	R 5 003 954	R 5 604 429	R 6 276 960	R 7 030 196	R 7 873 819	
Cumulative Cash Outflow										R -	
Cumulative Cash Inflow (Year 1-10)										R 282 314	
Outstanding Bond:										R 1 820 264	
Total (Bond - Cumulative 10 Year Cashflow)										R 1 537 950	
Estimated Position after 10 years with an initial investment of R 75 000,00										INCOME: R 6 335 869	
Purchase Price of Property:	R 2 535 159										
Deposit	R 75 000										
100% Bond Amount	R 2 460 159	R 2 421 930	R 2 379 488	R 2 332 368	R 2 280 056	R 2 221 979	R 2 157 502	R 2 085 919	R 2 006 447	R 1 918 217	
End of Year Outstanding Bond:	R 2 421 930	R 2 379 488	R 2 332 368	R 2 280 056	R 2 221 979	R 2 157 502	R 2 085 919	R 2 006 447	R 1 918 217	R 1 820 264	
Bond Interest:	10,5%										
Bond Term (Years):	20										
Monthly Bond Repayment:	-R 24 562	-R 24 562	-R 24 562	-R 24 562	-R 24 562	-R 24 562	-R 24 562	-R 24 562	-R 24 562	-R 24 562	
Less Monthly Expecnes:	Increase:										
Levies: Home Owners Ass.	8,0%	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	8,0%	R 500	R 540	R 583	R 630	R 680	R 735	R 793	R 857	R 925	R 1 000
Total Expenses		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
Monthly Rental											
Projected Rental Income:	10,0%	R 21 100	R 21 100	R 23 210	R 25 531	R 28 084	R 30 893	R 33 982	R 37 380	R 41 118	R 45 230
Net Rental Income:		R 18 082	R 17 841	R 19 690	R 21 729	R 23 978	R 26 458	R 29 193	R 32 208	R 35 532	R 39 197
Monthly Cash Requirement:		-R 6 480	-R 6 721	-R 4 872	-R 2 833	-R 584	R 1 896	R 4 631	R 7 646	R 10 970	R 14 635
Special Investment Saving		R 30 216	R 32 628								
Annual Shortfall / Surplus:		R -47 541	-R 48 026	-R 58 463	-R 33 991	-R 7 003	R 22 756	R 55 570	R 91 751	R 131 641	R 175 620

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