

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: Isabel												
Est value of Property-Growth @ 10,0%	R 1 010 900	R 1 111 990	R 1 223 189	R 1 345 508	R 1 480 059	R 1 628 065	R 1 790 871	R 1 969 958	R 2 166 954	R 2 383 649		
Cumulative Cash Outflow Year 1-4)											R 69 061	+
Cumulative Cash Inflow (Year 5-10)											R 244 142	-
Outstanding Bond:											R 653 503	+
Total (Bond - Cumulative 10 Year Cashflow)											R 478 422	=
Estimated Position after 10 years with an initial investment of R 99 060,68											INCOME:	R 1 905 228
Purchase Price of Property:	R 919 000											
Deposit	R 30 000											
100% Bond Amount	R 889 000	R 874 743	R 858 955	R 841 470	R 822 106	R 800 661	R 776 912	R 750 611	R 721 483	R 689 226		
End of Year Outstanding Bond:	R 874 743	R 858 955	R 841 470	R 822 106	R 800 661	R 776 912	R 750 611	R 721 483	R 689 226	R 653 503		
Bond Interest:	10,25%											
Bond Term (Years):	20											
Monthly Bond Repayment:	-R 8 727	-R 8 727	-R 8 727	-R 8 727	-R 8 727	-R 8 727	-R 8 727	-R 8 727	-R 8 727	-R 8 727	-R 8 727	
Less Monthly Expences:	Increase:											
Levies: Home Owners Ass.	8,0%	R 1 415	R 1 528	R 1 650	R 1 782	R 1 925	R 2 079	R 2 245	R 2 425	R 2 619	R 2 829	
Rates & Taxes	8,0%	R 355	R 383	R 414	R 447	R 483	R 522	R 563	R 608	R 657	R 710	
Total Expenses		R 1 770	R 1 912	R 2 065	R 2 230	R 2 408	R 2 601	R 2 809	R 3 033	R 3 276	R 3 538	
Monthly Rental												
Projected Rental Income:	10,0%	R 8 000	R 8 800	R 9 680	R 10 648	R 11 713	R 12 884	R 14 172	R 15 590	R 17 149	R 18 864	
Net Rental Income:		R 6 230	R 6 888	R 7 615	R 8 418	R 9 305	R 10 283	R 11 364	R 12 556	R 13 873	R 15 325	
Monthly Cash Requirement:		-R 2 497	-R 1 838	-R 1 111	-R 308	R 578	R 1 557	R 2 637	R 3 829	R 5 146	R 6 599	
Special Investment Saving												
Annual Shortfall / Surplus:		R -29 962	-R 22 061	-R 13 336	-R 3 702	R 6 935	R 18 679	R 31 643	R 45 953	R 61 749	R 79 182	

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