

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: Oude Chardonnay											
Est value of Property-Growth @ 12,0%	R 1 674 400	R 1 875 328	R 2 100 367	R 2 352 411	R 2 634 701	R 2 950 865	R 3 304 969	R 3 701 565	R 4 145 753	R 4 643 243	
Cumulative Cash Outflow Year 1)										R 8 440	+
Cumulative Cash Inflow (Year 2-10)										R 721 147	-
Outstanding Bond:										R 1 036 945	+
Total (Bond - Cumulative 10 Year Cashflow)										R 324 237	=
Estimated Position after 10 years with an initial investment of R 83 439,69											INCOME: R 4 319 006
Purchase Price of Property:	R 1 495 000										
Deposit	R 75 000										
100% Bond Amount	R 1 420 000	R 1 396 503	R 1 370 545	R 1 341 869	R 1 310 190	R 1 275 195	R 1 236 534	R 1 193 826	R 1 146 645	R 1 094 524	
End of Year Outstanding Bond:	R 1 396 503	R 1 370 545	R 1 341 869	R 1 310 190	R 1 275 195	R 1 236 534	R 1 193 826	R 1 146 645	R 1 094 524	R 1 036 945	
Bond Interest:	10,00%										
Bond Term (Years):	20										
Monthly Bond Repayment:	-R 13 703	-R 13 703	-R 13 703	-R 13 703	-R 13 703	-R 13 703	-R 13 703	-R 13 703	-R 13 703	-R 13 703	
Less Monthly Expences:	Increase:										
Levies: Home Owners Ass.	8,0%	R 1 000	R 1 080	R 1 166	R 1 260	R 1 360	R 1 469	R 1 587	R 1 714	R 1 851	R 1 999
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 1 500	R 1 620	R 1 750	R 1 890	R 2 041	R 2 204	R 2 380	R 2 571	R 2 776	R 2 999
Monthly Rental											
Projected Rental Income:	10,0%	R 13 500	R 14 850	R 16 335	R 17 969	R 19 765	R 21 742	R 23 916	R 26 308	R 28 938	R 31 832
Net Rental Income:		R 12 000	R 13 230	R 14 585	R 16 079	R 17 725	R 19 538	R 21 536	R 23 737	R 26 162	R 28 834
Monthly Cash Requirement:		-R 1 703	-R 473	R 882	R 2 376	R 4 021	R 5 835	R 7 832	R 10 034	R 12 459	R 15 130
Special Investment Saving		R 12 000	R 12 000	R 12 000							
Annual Shortfall / Surplus:		R -8 440	R 6 320	R 22 585	R 28 507	R 48 256	R 70 015	R 93 989	R 120 404	R 149 505	R 181 566

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