

<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: Sandton												
Est value of Property-Growth @ <b>10,0%</b>	R 1 422 300	R 1 564 530	R 1 720 983	R 1 893 081	R 2 082 389	R 2 290 628	R 2 519 691	R 2 771 660	R 3 048 826	R 3 353 709		
<b>Cumulative Cash Outflow Year 1-4)</b>											R 59 959	+
<b>Cumulative Cash Inflow (Year 5-10)</b>											R 430 070	-
<b>Outstanding Bond:</b>											R 900 390	+
<b>Total (Bond - Cumulative 10 Year Cashflow)</b>											R 530 278	=
Estimated Position after 10 years with an initial investment of R 119 958,82											<b>INCOME: R 2 823 431</b>	
<b>Purchase Price of Property:</b>	R 1 293 000											
Deposit	R 60 000											
100% Bond Amount	R 1 233 000	R 1 212 597	R 1 190 058	R 1 165 158	R 1 137 651	R 1 107 264	R 1 073 695	R 1 036 611	R 995 643	R 950 386		
<b>End of Year Outstanding Bond:</b>	R 1 212 597	R 1 190 058	R 1 165 158	R 1 137 651	R 1 107 264	R 1 073 695	R 1 036 611	R 995 643	R 950 386	R 900 390		
Bond Interest:	<b>10,00%</b>											
Bond Term (Years):	<b>20</b>											
<b>Monthly Bond Repayment:</b>	-R 11 899	-R 11 899	-R 11 899	-R 11 899	-R 11 899	-R 11 899	-R 11 899	-R 11 899	-R 11 899	-R 11 899	-R 11 899	
<b>Less Monthly Expences:</b>	<b>Increase:</b>											
Levies: Home Owners Ass.	<b>8,0%</b>	R 1 259	R 1 360	R 1 468	R 1 586	R 1 713	R 1 850	R 1 998	R 2 158	R 2 330	R 2 517	
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	
Total Expenses		R 1 759	R 1 900	R 2 052	R 2 216	R 2 393	R 2 585	R 2 791	R 3 015	R 3 256	R 3 516	
<b>Monthly Rental</b>												
<b>Projected Rental Income:</b>	<b>10,0%</b>	R 11 000	R 12 100	R 13 310	R 14 641	R 16 105	R 17 716	R 19 487	R 21 436	R 23 579	R 25 937	
<b>Net Rental Income:</b>		R 9 241	R 10 200	R 11 258	R 12 425	R 13 712	R 15 131	R 16 696	R 18 421	R 20 324	R 22 421	
<b>Monthly Cash Requirement:</b>		-R 2 658	-R 1 698	-R 640	R 526	R 1 813	R 3 232	R 4 797	R 6 523	R 8 425	R 10 522	
<b>Special Investment Saving</b>												
<b>Annual Shortfall / Surplus:</b>		R -31 893	-R 20 381	-R 7 685	R 6 317	R 21 759	R 38 788	R 57 566	R 78 271	R 101 100	R 126 270	

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