

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: Parklands											
Est value of Property-Growth @ 10,0%	R 1 428 900	R 1 571 790	R 1 728 969	R 1 901 866	R 2 092 052	R 2 301 258	R 2 531 384	R 2 784 522	R 3 062 974	R 3 369 271	
Cumulative Cash Outflow (Year 1-2)										R 27 567 +	
Cumulative Cash Inflow (Year 3-10)										R 522 382 -	
Outstanding Bond:										R 904 771 +	
Total (Bond - Cumulative 10 Year Cashflow)										R 409 956 =	
Estimated Position after 10 years with an initial investment of				R 87 566,84							
									INCOME:	R 2 959 315	
Purchase Price of Property:	R 1 299 000										
Deposit	R 60 000										
100% Bond Amount	R 1 239 000	R 1 218 498	R 1 195 849	R 1 170 828	R 1 143 187	R 1 112 652	R 1 078 920	R 1 041 655	R 1 000 488	R 955 011	
End of Year Outstanding Bond:	R 1 218 498	R 1 195 849	R 1 170 828	R 1 143 187	R 1 112 652	R 1 078 920	R 1 041 655	R 1 000 488	R 955 011	R 904 771	
Bond Interest:	10,0%										
Bond Term (Years):	20										
Monthly Bond Repayment:	-R 11 957	-R 11 957	-R 11 957	-R 11 957	-R 11 957	-R 11 957	-R 11 957	-R 11 957	-R 11 957	-R 11 957	
Less Monthly Expenses:	Increase:										
Levies: Home Owners Ass.	8,0%	R 700	R 756	R 816	R 882	R 952	R 1 029	R 1 111	R 1 200	R 1 296	R 1 399
Rates & Taxes	8,0%	R 350	R 378	R 408	R 441	R 476	R 514	R 555	R 600	R 648	R 700
Total Expenses		R 1 050	R 1 134	R 1 225	R 1 323	R 1 429	R 1 543	R 1 666	R 1 800	R 1 943	R 2 099
Monthly Rental											
Projected Rental Income:	10,0%	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
Net Rental Income:		R 9 950	R 10 966	R 12 085	R 13 318	R 14 677	R 16 173	R 17 821	R 19 636	R 21 636	R 23 838
Monthly Cash Requirement:		-R 2 007	-R 991	R 129	R 1 362	R 2 720	R 4 216	R 5 864	R 7 680	R 9 679	R 11 882
Special Investment Saving		R 8 400									
Annual Shortfall / Surplus:		R -15 679	-R 11 887	R 1 544	R 16 340	R 32 640	R 50 594	R 70 372	R 92 157	R 116 153	R 142 582

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