

<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: Boksburg											
Est value of Property-Growth @ <b>10,0%</b>	R 878 900	R 966 790	R 1 063 469	R 1 169 816	R 1 286 797	R 1 415 477	R 1 557 025	R 1 712 727	R 1 884 000	R 2 072 400	
<b>Cumulative Cash Outflow Year 1-3)</b>										R 23 391 +	
<b>Cumulative Cash Inflow (Year 4-10)</b>										R 283 586 -	
<b>Outstanding Bond:</b>										R 554 255 +	
<b>Total (Bond - Cumulative 10 Year Cashflow)</b>										R 294 059 =	
Estimated Position after 10 years with an initial investment of R 63 390,67										<b>INCOME: R 1 778 341</b>	
<b>Purchase Price of Property:</b>	R 799 000										
Deposit	R 40 000										
100% Bond Amount	R 759 000	R 746 441	R 732 566	R 717 238	R 700 306	R 681 601	R 660 936	R 638 108	R 612 890	R 585 031	
<b>End of Year Outstanding Bond:</b>	R 746 441	R 732 566	R 717 238	R 700 306	R 681 601	R 660 936	R 638 108	R 612 890	R 585 031	R 554 255	
Bond Interest:	<b>10,0%</b>										
Bond Term (Years):	<b>20</b>										
<b>Monthly Bond Repayment:</b>	-R 7 325	-R 7 325	-R 7 325	-R 7 325	-R 7 325	-R 7 325	-R 7 325	-R 7 325	-R 7 325	-R 7 325	
<b>Less Monthly Expences:</b>	<b>Increase:</b>										
Levies: Home Owners Ass.	<b>8,0%</b>	R 750	R 810	R 875	R 945	R 1 020	R 1 102	R 1 190	R 1 285	R 1 388	R 1 499
Rates & Taxes	<b>8,0%</b>	R 450	R 486	R 525	R 567	R 612	R 661	R 714	R 771	R 833	R 900
<b>Total Expenses</b>		<b>R 1 200</b>	<b>R 1 296</b>	<b>R 1 400</b>	<b>R 1 512</b>	<b>R 1 633</b>	<b>R 1 763</b>	<b>R 1 904</b>	<b>R 2 057</b>	<b>R 2 221</b>	<b>R 2 399</b>
<b>Monthly Rental</b>											
<b>Projected Rental Income:</b>	<b>10,0%</b>	R 7 000	R 7 700	R 8 470	R 9 317	R 10 249	R 11 274	R 12 401	R 13 641	R 15 005	R 16 506
<b>Net Rental Income:</b>		R 5 800	R 6 404	R 7 070	R 7 805	R 8 616	R 9 510	R 10 497	R 11 584	R 12 784	R 14 107
<b>Monthly Cash Requirement:</b>		-R 1 525	-R 921	-R 254	R 481	R 1 292	R 2 186	R 3 172	R 4 260	R 5 459	R 6 782
<b>Special Investment Saving</b>		R 9 000									
<b>Annual Shortfall / Surplus:</b>		R -9 294	-R 11 046	-R 3 050	R 5 770	R 15 499	R 26 230	R 38 066	R 51 119	R 65 514	R 81 388

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