

Investment Summary:		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Development: Offord Manor												
Est value of Property-Growth @	10,0%	R 988 900	R 1 087 790	R 1 196 569	R 1 316 226	R 1 447 848	R 1 592 633	R 1 751 897	R 1 927 086	R 2 119 795	R 2 331 774	
Total Shortfall											R 30 722,91 +	
Outstanding Bond:											R 660 854 +	
Total (Bond+Shortfall)											R 691 577 =	
Estimated Position after 10 years with an initial investment of		R 30 722,91									→ INCOME:	R 1 640 198
Purchase Price of Property:		R 899 000										
100% Bond Amount		R 899 000	R 884 583	R 868 617	R 850 935	R 831 353	R 809 667	R 785 651	R 759 054	R 729 599	R 696 979	
End of Year Outstanding Bond:		R 884 583	R 868 617	R 850 935	R 831 353	R 809 667	R 785 651	R 759 054	R 729 599	R 696 979	R 660 854	
Bond Interest:	10,3%											
Bond Term (Years):	20											
Monthly Bond Repayment:		-R 8 825	-R 8 825	-R 8 825	-R 8 825	-R 8 825	-R 8 825	-R 8 825	-R 8 825	-R 8 825	-R 8 825	
Less Monthly Expeces:	Increase:											
Levies: Home Owners Ass.	8,0%	R 900	R 972	R 1 050	R 1 134	R 1 224	R 1 322	R 1 428	R 1 542	R 1 666	R 1 799	
Rates & Taxes	8,0%	R 400	R 432	R 467	R 504	R 544	R 588	R 635	R 686	R 740	R 800	
Total Expenses		R 1 300	R 1 404	R 1 516	R 1 638	R 1 769	R 1 910	R 2 063	R 2 228	R 2 406	R 2 599	
Monthly Rental												
Projected Rental Income:	10,0%	R 8 500	R 9 350	R 10 285	R 11 314	R 12 445	R 13 689	R 15 058	R 16 564	R 18 221	R 20 043	
Net Rental Income:		R 7 200	R 7 946	R 8 769	R 9 676	R 10 676	R 11 779	R 12 995	R 14 336	R 15 814	R 17 444	
Monthly Cash Requirement:		-R 1 625	-R 879	-R 56	R 851	R 1 851	R 2 954	R 4 170	R 5 511	R 6 989	R 8 619	
Special Investment Saving												
Annual Shortfall / Income:		-R 19 499,69	-R 10 548	-R 676	R 10 211	R 22 215	R 35 451	R 50 044	R 66 134	R 83 872	R 103 427	

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