



Property Details

Property
Details

Price

Costs

Deposit

Bond Amount

Interest Rate

Loan Term

Instalment

Levy

Management Fee

Vacancy

Rental

Rent/Value Ratio

Capital Growth Rate

Rental Growth Rate

Levy Growth Rate

Vacancy/Maintenance Rate

Ashanati Villas
1 Bed 1 Bath 1 Carport

R 299 900

R 0

R 5 000

R 294 900

10.5 %

30 Years

R 2 698.34

R 520

10 %

0 %

R 3 000

1.00%

15 %

10 %

5 %

0 %

Property Analysis - 30 Year Forecast

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Value	299 900.00	344 885.00	396 617.75	456 110.41	524 526.97	603 206.02	693 686.92	797 739.96	917 400.96	1 055 011.10	1 213 262.76	1 395 252.18	1 604 540.01	1 845 221.01	2 122 004.16
Bond Amount	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00
Instalment	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34
Rental	3 000.00	3 300.00	3 630.00	3 993.00	4 392.30	4 831.53	5 314.68	5 846.15	6 430.77	7 073.84	7 781.23	8 559.35	9 415.29	10 356.81	11 392.50
Levy	520.00	546.00	573.30	601.97	632.06	663.67	696.85	731.69	768.28	806.69	847.03	889.38	933.85	980.54	1 029.56
Management Fee	300.00	330.00	363.00	399.30	439.23	483.15	531.47	584.62	643.08	707.38	778.12	855.94	941.53	1 035.68	1 139.25
Vacancy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Shortfall/Month	-518.34	-274.34	-4.63	293.40	622.67	986.38	1 388.03	1 831.51	2 321.08	2 861.43	3 457.74	4 115.70	4 841.58	5 642.26	6 525.35
Shortfall/Year	-6 220.02	-3 292.02	-55.62	3 520.80	7 472.06	11 836.51	16 656.36	21 978.11	27 852.94	34 337.20	41 492.93	49 388.44	58 098.92	67 707.12	78 304.15
ROI	80.39%	1518.37%	182879.81%	4578.80%	3073.14%	2604.70%	2394.20%	2287.91%	2234.96%	2213.67%	2213.30%	2227.95%	2254.16%	2289.75%	2333.34%
Available Equity	5 000.00	49 985.00	101 717.75	161 210.41	229 626.97	308 306.02	398 786.92	502 839.96	622 500.96	760 111.10	918 362.76	1 100 352.18	1 309 640.01	1 550 321.01	1 827 104.16
Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Value	2 440 304.78	2 806 350.50	3 227 303.07	3 711 398.54	4 268 108.32	4 908 324.56	5 644 573.25	6 491 259.24	7 464 948.12	8 584 690.34	9 872 393.89	11 353 252.97	13 056 240.92	15 014 677.06	17 266 878.62
Bond Amount	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00	294 900.00
Instalment	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34	2 698.34
Rental	12 531.74	13 784.92	15 163.41	16 679.75	18 347.73	20 182.50	22 200.75	24 420.82	26 862.91	29 549.20	32 504.12	35 754.53	39 329.98	43 262.98	47 589.28
Levy	1 081.04	1 135.09	1 191.85	1 251.44	1 314.01	1 379.71	1 448.70	1 521.14	1 597.19	1 677.05	1 760.90	1 848.95	1 941.40	2 038.47	2 140.39
Management Fee	1 253.17	1 378.49	1 516.34	1 667.98	1 834.77	2 018.25	2 220.07	2 442.08	2 686.29	2 954.92	3 250.41	3 575.45	3 933.00	4 326.30	4 758.93
Vacancy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Shortfall/Month	7 499.19	8 573.00	9 756.89	11 062.00	12 500.61	14 086.20	15 833.64	17 759.27	19 881.09	22 218.89	24 794.47	27 631.79	30 757.25	34 199.88	37 991.63
Shortfall/Year	89 990.31	102 875.97	117 082.62	132 744.00	150 007.26	169 034.40	190 003.67	213 111.26	238 573.07	266 626.70	297 533.60	331 581.50	369 087.02	410 398.57	455 899.51
ROI	2384.04%	2441.24%	2504.56%	2573.75%	2648.68%	2729.28%	2815.56%	2907.57%	3005.39%	3109.14%	3218.96%	3335.03%	3457.54%	3586.70%	3722.75%
Available Equity	2 145 404.78	2 511 450.50	2 932 403.07	3 416 498.54	3 973 208.32	4 613 424.56	5 349 673.25	6 196 359.24	7 170 048.12	8 289 790.34	9 577 493.89	11 058 352.97	12 761 340.92	14 719 777.06	16 971 978.62