



### 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

9.0 %

30 Years

R 2 373.95

R 450

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
<b>Value</b>	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
<b>Bond Amount</b>	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
<b>Instalment</b>	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95
<b>Rental</b>	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
<b>Levy</b>	450.00	472.50	496.13	520.93	546.98	574.33	603.04	633.20	664.85	698.10	733.00	769.65	808.14	848.54	890.97
<b>Management Fee</b>	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
<b>Vacancy</b>	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
<b>Shortfall/Month</b>	-123.95	123.56	396.93	698.82	1 032.15	1 400.11	1 806.23	2 254.40	2 748.89	3 294.42	3 896.16	4 559.82	5 291.68	6 098.65	6 988.33
<b>Shortfall/Year</b>	-1 487.34	1 482.66	4 763.16	8 385.89	12 385.77	16 801.26	21 674.72	27 052.75	32 986.68	39 532.99	46 753.88	54 717.81	63 500.12	73 183.74	83 859.98
<b>ROI</b>	336.17%	3371.31%	2135.51%	1922.40%	1853.96%	1835.02%	1839.87%	1858.74%	1887.13%	1922.73%	1964.25%	2010.96%	2062.42%	2118.40%	2178.76%
<b>Available Equity</b>	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
<b>Year</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
<b>Value</b>	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
<b>Bond Amount</b>	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
<b>Instalment</b>	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95	2 373.95
<b>Rental</b>	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
<b>Levy</b>	935.52	982.29	1 031.41	1 082.98	1 137.13	1 193.98	1 253.68	1 316.37	1 382.19	1 451.29	1 523.86	1 600.05	1 680.06	1 764.06	1 852.26
<b>Management Fee</b>	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
<b>Vacancy</b>	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
<b>Shortfall/Month</b>	7 969.11	9 050.19	10 241.72	11 554.85	13 001.88	14 596.32	16 353.05	18 288.43	20 420.49	22 769.04	25 355.90	28 205.08	31 342.98	34 798.68	38 604.15
<b>Shortfall/Year</b>	95 629.29	108 602.26	122 900.60	138 658.24	156 022.58	175 155.85	196 236.56	219 461.16	245 045.83	273 228.46	304 270.82	338 460.95	376 115.81	417 584.16	463 249.74
<b>ROI</b>	2243.46%	2312.52%	2386.00%	2463.97%	2546.56%	2633.90%	2726.13%	2823.44%	2926.00%	3034.01%	3147.69%	3267.25%	3392.93%	3524.98%	3663.68%
<b>Available Equity</b>	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