



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

Ashanti Villas
2 Bed 1 Bath 1 Carport

R 359 900

R 0

R 5 000

R 354 900

9.0 %

30 Years

R 2 856.95

R 535

10 %

0 %

R 3 600

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	349 900.00	402 385.00	462 742.75	532 154.16	611 977.29	703 773.88	809 339.96	930 740.96	1 070 352.10	1 230 904.91	1 415 540.65	1 627 871.75	1 872 052.51	2 152 860.39	2 475 789.45
Bond Amount	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00
Instalment	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95
Rental	3 600.00	3 960.00	4 356.00	4 791.60	5 270.76	5 797.84	6 377.62	7 015.38	7 716.92	8 488.61	9 337.47	10 271.22	11 298.34	12 428.18	13 670.99
Levy	535.00	561.75	589.84	619.33	650.30	682.81	716.95	752.80	790.44	829.96	871.46	915.03	960.78	1 008.82	1 059.26
Management Fee	360.00	396.00	435.60	479.16	527.08	579.78	637.76	701.54	771.69	848.86	933.75	1 027.12	1 129.83	1 242.82	1 367.10
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	-151.95	145.31	473.62	836.17	1 236.44	1 678.30	2 165.96	2 704.10	3 297.84	3 952.84	4 675.32	5 472.12	6 350.78	7 319.59	8 387.69
Shortfall/Year	-1 823.34	1 743.66	5 683.41	10 033.99	14 837.32	20 139.56	25 991.54	32 449.20	39 574.13	47 434.14	56 103.86	65 665.46	76 209.36	87 835.10	100 652.23
ROI	274.22%	2723.29%	1897.50%	1766.54%	1732.64%	1732.28%	1748.42%	1774.59%	1807.88%	1846.78%	1890.49%	1938.57%	1990.77%	2046.97%	2107.15%
Available Equity	-5 000.00	47 485.00	107 842.75	177 254.16	257 077.29	348 873.88	454 439.96	575 840.96	715 452.10	876 004.91	1 060 640.65	1 272 971.75	1 517 152.51	1 797 960.39	2 120 889.45
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	2 847 157.86	3 274 231.54	3 765 366.28	4 330 171.22	4 979 696.90	5 726 651.43	6 585 649.15	7 573 496.52	8 709 521.00	10 015 949.15	11 518 341.52	13 246 092.75	15 233 006.66	17 517 957.66	20 145 651.31
Bond Amount	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00	354 900.00
Instalment	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95	2 856.95
Rental	15 038.09	16 541.90	18 196.09	20 015.70	22 017.27	24 219.00	26 640.90	29 304.99	32 235.49	35 459.04	39 004.94	42 905.44	47 195.98	51 915.58	57 107.13
Levy	1 112.23	1 167.84	1 226.23	1 287.54	1 351.92	1 419.51	1 490.49	1 565.01	1 643.27	1 725.43	1 811.70	1 902.28	1 997.40	2 097.27	2 202.13
Management Fee	1 503.81	1 654.19	1 819.61	2 001.57	2 201.73	2 421.90	2 664.09	2 930.50	3 223.55	3 545.90	3 900.49	4 290.54	4 719.60	5 191.56	5 710.71
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	9 565.11	10 862.93	12 293.31	13 869.65	15 606.68	17 520.64	19 629.37	21 952.53	24 511.73	27 330.76	30 435.80	33 855.66	37 622.04	41 769.81	46 337.34
Shortfall/Year	114 781.35	130 355.15	147 519.71	166 435.75	187 280.18	210 247.69	235 552.50	263 430.38	294 140.76	327 969.12	365 229.63	406 267.95	451 464.44	501 237.66	556 048.12
ROI	2171.31%	2239.52%	2311.87%	2388.47%	2469.45%	2554.96%	2645.16%	2740.23%	2840.35%	2945.72%	3056.55%	3173.08%	3295.52%	3424.14%	3559.18%
Available Equity	2 492 257.86	2 919 331.54	3 410 466.28	3 975 271.22	4 624 796.90	5 371 751.43	6 230 749.15	7 218 596.52	8 354 621.00	9 661 049.15	11 163 441.52	12 891 192.75	14 878 106.66	17 163 057.66	19 790 751.31