



### Property Details

Property Details	<b>Ashanati Villas</b> <b>2 Bed 1 Bath 1 Carport</b>
Price	<b>R 349 900</b>
Costs	<b>R 0</b>
Deposit	<b>R 5 000</b>
Bond Amount	<b>R 344 900</b>
Interest Rate	<b>10.5 %</b>
Loan Term	<b>30 Years</b>
Instalment	<b>R 3 155.84</b>
Levy	<b>R 532</b>
Management Fee	<b>10 %</b>
Vacancy	<b>0 %</b>
Rental	<b>R 3 500</b>
Rent/Value Ratio	<b>1.00%</b>
Capital Growth Rate	<b>15 %</b>
Rental Growth Rate	<b>10 %</b>
Levy Growth Rate	<b>5 %</b>
Vacancy/Maintenance Rate	<b>0 %</b>

## 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	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00
Instalment	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84
Rental	3 500.00	3 850.00	4 235.00	4 658.50	5 124.35	5 636.79	6 200.46	6 820.51	7 502.56	8 252.82	9 078.10	9 985.91	10 984.50	12 082.95	13 291.24
Levy	532.00	558.60	586.53	615.86	646.65	678.98	712.93	748.58	786.01	825.31	866.57	909.90	955.40	1 003.17	1 053.32
Management Fee	350.00	385.00	423.50	465.85	512.44	563.68	620.05	682.05	750.26	825.28	907.81	998.59	1 098.45	1 208.29	1 329.12
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	-537.84	-249.44	69.14	420.96	809.43	1 238.29	1 711.65	2 234.05	2 810.46	3 446.39	4 147.88	4 921.58	5 774.82	6 715.65	7 752.96
Shortfall/Year	-6 454.02	-2 993.22	829.62	5 051.50	9 713.17	14 859.48	20 539.82	26 808.56	33 725.56	41 356.72	49 774.58	59 058.99	69 297.83	80 587.85	93 035.53
ROI	77.47%	1920.51%	14204.42%	3706.90%	2749.64%	2415.12%	2261.17%	2185.28%	2151.05%	2142.35%	2150.98%	2172.36%	2203.75%	2243.47%	2290.40%
Available Equity	5 000.00	57 485.00	117 842.75	187 254.16	267 077.29	358 873.88	464 439.96	585 840.96	725 452.10	886 004.91	1 070 640.65	1 282 971.75	1 527 152.51	1 807 960.39	2 130 889.45
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	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00	344 900.00
Instalment	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84	3 155.84
Rental	14 620.37	16 082.41	17 690.65	19 459.71	21 405.68	23 546.25	25 900.87	28 490.96	31 340.06	34 474.06	37 921.47	41 713.62	45 884.98	50 473.48	55 520.83
Levy	1 105.99	1 161.29	1 219.35	1 280.32	1 344.34	1 411.55	1 482.13	1 556.24	1 634.05	1 715.75	1 801.54	1 891.62	1 986.20	2 085.51	2 189.78
Management Fee	1 462.04	1 608.24	1 769.06	1 945.97	2 140.57	2 354.62	2 590.09	2 849.10	3 134.01	3 447.41	3 792.15	4 171.36	4 588.50	5 047.35	5 552.08
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	8 896.51	10 157.04	11 546.39	13 077.58	14 764.94	16 624.24	18 672.82	20 929.79	23 416.17	26 155.07	29 171.95	32 494.80	36 154.45	40 184.79	44 623.12
Shortfall/Year	106 758.08	121 884.49	138 556.71	156 931.00	177 179.29	199 490.83	224 073.84	251 157.51	280 994.00	313 860.84	350 063.37	389 937.64	433 853.38	482 217.43	535 477.48
ROI	2343.86%	2403.37%	2468.64%	2539.51%	2615.88%	2697.74%	2785.13%	2878.11%	2976.80%	3081.32%	3191.83%	3308.53%	3431.60%	3561.27%	3697.77%
Available Equity	2 502 257.86	2 929 331.54	3 420 466.28	3 985 271.22	4 634 796.90	5 381 751.43	6 240 749.15	7 228 596.52	8 364 621.00	9 671 049.15	11 173 441.52	12 901 192.75	14 888 106.66	17 173 057.66	19 800 751.31