



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
3 Bed 1 Bath 2 Carport

R 389 900

R 0

R 5 000

R 384 900

10.5 %

30 Years

R 3 521.84

R 545

10 %

0 %

R 4 000

1.03%

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	389 900.00	448 385.00	515 642.75	592 989.16	681 937.54	784 228.17	901 862.39	1 037 141.75	1 192 713.01	1 371 619.97	1 577 362.96	1 813 967.41	2 086 062.52	2 398 971.89	2 758 817.68
Bond Amount	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00
Instalment	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84
Rental	4 000.00	4 400.00	4 840.00	5 324.00	5 856.40	6 442.04	7 086.24	7 794.87	8 574.36	9 431.79	10 374.97	11 412.47	12 553.71	13 809.08	15 189.99
Levy	545.00	572.25	600.86	630.91	662.45	695.57	730.35	766.87	805.21	845.47	887.75	932.13	978.74	1 027.68	1 079.06
Management Fee	400.00	440.00	484.00	532.40	585.64	644.20	708.62	779.49	857.44	943.18	1 037.50	1 141.25	1 255.37	1 380.91	1 519.00
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	-466.84	-134.09	233.30	638.86	1 086.47	1 580.43	2 125.43	2 726.68	3 389.87	4 121.30	4 927.89	5 817.25	6 797.77	7 878.66	9 070.10
Shortfall/Year	-5 602.02	-1 609.02	2 799.63	7 666.31	13 037.69	18 965.13	25 505.19	32 720.12	40 678.46	49 455.63	59 134.68	69 807.00	81 573.19	94 543.95	108 841.16
ROI	89.25%	3945.57%	4670.00%	2714.33%	2278.30%	2105.59%	2026.89%	1993.40%	1985.85%	1995.16%	2016.52%	2047.17%	2085.44%	2130.30%	2181.08%
Available Equity	5 000.00	63 485.00	130 742.75	208 089.16	297 037.54	399 328.17	516 962.39	652 241.75	807 813.01	986 719.97	1 192 462.96	1 429 067.41	1 701 162.52	2 014 071.89	2 373 917.68
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	3 172 640.33	3 648 536.38	4 195 816.84	4 825 189.36	5 548 967.76	6 381 312.93	7 338 509.87	8 439 286.35	9 705 179.30	11 160 956.20	12 835 099.63	14 760 364.57	16 974 419.26	19 520 582.14	22 448 669.47
Bond Amount	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00	384 900.00
Instalment	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84	3 521.84
Rental	16 708.99	18 379.89	20 217.88	22 239.67	24 463.64	26 910.00	29 601.00	32 561.10	35 817.21	39 398.93	43 338.82	47 672.71	52 439.98	57 683.97	63 452.37
Levy	1 133.02	1 189.67	1 249.15	1 311.61	1 377.19	1 446.05	1 518.35	1 594.27	1 673.98	1 757.68	1 845.56	1 937.84	2 034.73	2 136.47	2 243.29
Management Fee	1 670.90	1 837.99	2 021.79	2 223.97	2 446.36	2 691.00	2 960.10	3 256.11	3 581.72	3 939.89	4 333.88	4 767.27	5 244.00	5 768.40	6 345.24
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	10 383.24	11 830.40	13 425.11	15 182.26	17 118.25	19 251.12	21 600.72	24 188.89	27 039.67	30 179.52	33 637.54	37 445.76	41 639.41	46 257.27	51 342.01
Shortfall/Year	124 598.91	141 964.81	161 101.30	182 187.12	205 419.00	231 013.41	259 208.58	290 266.65	324 476.08	362 154.28	403 650.52	449 349.11	499 672.92	555 087.26	616 104.07
ROI	2237.37%	2298.91%	2365.54%	2437.21%	2513.92%	2595.70%	2682.63%	2774.82%	2872.41%	2975.54%	3084.40%	3199.18%	3320.08%	3447.33%	3581.18%
Available Equity	2 787 740.33	3 263 636.38	3 810 916.84	4 440 289.36	5 164 067.76	5 996 412.93	6 953 609.87	8 054 386.35	9 320 279.30	10 776 056.20	12 450 199.63	14 375 464.57	16 589 519.26	19 135 682.14	22 063 769.47