



Property Details

Property Details	Northview Heights Bachelor
Price	R 299 900
Costs	R 0
Deposit	R 5 000
Bond Amount	R 294 900
Interest Rate	10.0 %
Loan Term	20 Years
Instalment	R 2 845.79
Levy	R 250
Management Fee	10 %
Vacancy	0 %
Rental	R 2 800
Rent/Value Ratio	0.93%
Capital Growth Rate	15 %
Rental Growth Rate	10 %
Levy Growth Rate	5 %
Vacancy/Maintenance Rate	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	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	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79
Rental	2 800.00	3 080.00	3 388.00	3 726.80	4 099.48	4 509.43	4 960.37	5 456.41	6 002.05	6 602.25	7 262.48	7 988.73	8 787.60	9 666.36	10 633.00
Levy	250.00	262.50	275.63	289.41	303.88	319.07	335.02	351.78	369.36	387.83	407.22	427.58	448.96	471.41	494.98
Management Fee	280.00	308.00	338.80	372.68	409.95	450.94	496.04	545.64	600.20	660.23	726.25	798.87	878.76	966.64	1 063.30
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	-575.79	-336.29	-72.21	218.93	539.87	893.63	1 283.52	1 713.21	2 186.69	2 708.41	3 283.22	3 916.48	4 614.09	5 382.53	6 228.93
Shortfall/Year	-6 909.42	-4 035.42	-866.52	2 627.15	6 478.45	10 723.56	15 402.30	20 558.48	26 240.34	32 500.93	39 398.67	46 997.81	55 369.09	64 590.31	74 747.13
ROI	796.01%	2663.54%	19369.75%	9030.87%	4894.34%	3812.86%	3340.02%	3092.84%	2955.19%	2879.93%	2844.36%	2836.24%	2848.44%	2876.53%	2917.69%
Available Equity	55 000.00	107 485.00	167 842.75	237 254.16	317 077.29	408 873.88	514 439.96	635 840.96	775 452.10	936 004.91	1 120 640.65	1 332 971.75	1 577 152.51	1 857 960.39	2 180 889.45
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	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	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79	2 845.79
Rental	11 696.29	12 865.92	14 152.52	15 567.77	17 124.55	18 837.00	20 720.70	22 792.77	25 072.05	27 579.25	30 337.18	33 370.89	36 707.98	40 378.78	44 416.66
Levy	519.73	545.72	573.00	601.65	631.74	663.32	696.49	731.32	767.88	806.27	846.59	888.92	933.36	980.03	1 029.03
Management Fee	1 169.63	1 286.59	1 415.25	1 556.78	1 712.45	1 883.70	2 072.07	2 279.28	2 507.20	2 757.93	3 033.72	3 337.09	3 670.80	4 037.88	4 441.67
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	7 161.15	8 187.83	9 318.48	10 563.55	11 934.57	13 444.19	15 106.35	16 936.39	18 951.18	21 169.27	23 611.09	26 299.10	29 258.04	32 515.09	36 100.18
Shortfall/Year	85 933.78	98 253.94	111 821.71	126 762.62	143 214.82	161 330.29	181 276.25	203 236.71	227 414.11	254 031.20	283 333.02	315 589.22	351 096.44	390 181.04	433 202.10
ROI	2970.03%	3032.28%	3103.57%	3183.33%	3271.17%	3366.85%	3470.26%	3581.34%	3700.13%	3826.71%	3961.22%	4103.81%	4254.70%	4414.12%	4582.33%
Available Equity	2 552 257.86	2 979 331.54	3 470 466.28	4 035 271.22	4 684 796.90	5 431 751.43	6 290 749.15	7 278 596.52	8 414 621.00	9 721 049.15	11 223 441.52	12 951 192.75	14 938 106.66	17 223 057.66	19 850 751.31