



Property Details

Property
Details

Northview Heights
2 Bed 1 Bath 1 Garage

Price

R 429 900

Costs

R 0

Deposit

R 5 000

Bond Amount

R 424 900

Interest Rate

10.0 %

Loan Term

20 Years

Instalment

R 4 100.29

Levy

R 420

Management Fee

10 %

Vacancy

0 %

Rental

R 3 800

Rent/Value Ratio

0.88%

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	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00
Instalment	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29
Rental	3 800.00	4 180.00	4 598.00	5 057.80	5 563.58	6 119.94	6 731.93	7 405.12	8 145.64	8 960.20	9 856.22	10 841.84	11 926.03	13 118.63	14 430.49
Levy	420.00	441.00	463.05	486.20	510.51	536.04	562.84	590.98	620.53	651.56	684.14	718.34	754.26	791.97	831.57
Management Fee	380.00	418.00	459.80	505.78	556.36	611.99	673.19	740.51	814.56	896.02	985.62	1 084.18	1 192.60	1 311.86	1 443.05
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	-1 100.29	-779.29	-425.14	-34.47	396.42	871.62	1 395.61	1 973.35	2 610.26	3 312.34	4 086.18	4 939.03	5 878.88	6 914.51	8 055.59
Shortfall/Year	-13 203.42	-9 351.42	-5 101.62	-413.61	4 757.09	10 459.45	16 747.36	23 680.14	31 323.09	39 748.06	49 034.14	59 268.38	70 546.56	82 974.12	96 667.06
ROI	568.03%	240.77%	741.78%	25931.23%	3932.60%	2666.24%	2295.53%	2136.14%	2060.63%	2027.78%	2020.31%	2029.70%	2051.34%	2082.53%	2121.60%
Available Equity	-75 000.00	-22 515.00	37 842.75	107 254.16	187 077.29	278 873.88	384 439.96	505 840.96	645 452.10	806 004.91	990 640.65	1 202 971.75	1 447 152.51	1 727 960.39	2 050 889.45
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	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00	424 900.00
Instalment	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29	4 100.29
Rental	15 873.54	17 460.90	19 206.99	21 127.69	23 240.45	25 564.50	28 120.95	30 933.04	34 026.35	37 428.98	41 171.88	45 289.07	49 817.98	54 799.78	60 279.75
Levy	873.15	916.81	962.65	1 010.78	1 061.32	1 114.39	1 170.10	1 228.61	1 290.04	1 354.54	1 422.27	1 493.38	1 568.05	1 646.45	1 728.78
Management Fee	1 587.35	1 746.09	1 920.70	2 112.77	2 324.05	2 556.45	2 812.09	3 093.30	3 402.63	3 742.90	4 117.19	4 528.91	4 981.80	5 479.98	6 027.98
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	9 312.75	10 697.72	12 223.36	13 903.85	15 754.80	17 793.38	20 038.47	22 510.85	25 233.39	28 231.26	31 532.14	35 166.50	39 167.84	43 573.06	48 422.72
Shortfall/Year	111 753.05	128 372.58	146 680.27	166 846.23	189 057.66	213 520.56	240 461.59	270 130.15	302 800.67	338 775.11	378 385.68	421 997.95	470 014.12	522 876.71	581 072.59
ROI	2167.51%	2219.58%	2277.38%	2340.64%	2409.21%	2483.02%	2562.05%	2646.35%	2736.00%	2831.10%	2931.78%	3038.21%	3150.57%	3269.04%	3393.85%
Available Equity	2 422 257.86	2 849 331.54	3 340 466.28	3 905 271.22	4 554 796.90	5 301 751.43	6 160 749.15	7 148 596.52	8 284 621.00	9 591 049.15	11 093 441.52	12 821 192.75	14 808 106.66	17 093 057.66	19 720 751.31