



Property Details

Property
Details

Summerfield View
1 Bed 1 Bath 1 Carport

Price	R 435 000
Costs	R 0
Deposit	R 0
Bond Amount	R 435 000
Interest Rate	9.0 %
Loan Term	30 Years
Instalment	R 3 501.75
Levy	R 413
Management Fee	10 %
Vacancy	0 %
Rental	R 3 600
Rent/Value Ratio	0.83%
Capital Growth Rate	10 %
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
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Value	435 000.00	478 500.00	526 350.00	578 985.00	636 883.50	700 571.85	770 629.04	847 691.94	932 461.13	1 025 707.25	1 128 277.97	1 241 105.77	1 365 216.34	1 501 737.98	1 651 911.78
Bond Amount	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00
Instalment	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75
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	413.00	433.65	455.33	478.10	502.00	527.10	553.46	581.13	610.19	640.70	672.73	706.37	741.69	778.77	817.71
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	-674.75	-371.40	-36.68	332.59	739.93	1 189.20	1 684.65	2 230.96	2 833.29	3 497.30	4 229.24	5 035.98	5 925.07	6 904.84	7 984.43
Shortfall/Year	-8 097.00	-4 456.80	-440.19	3 991.09	8 879.16	14 270.38	20 215.78	26 771.53	33 999.46	41 967.62	50 750.91	60 431.74	71 100.83	82 858.03	95 813.19
ROI	0.00%	976.04%	20752.40%	3607.66%	2273.68%	1861.00%	1660.23%	1541.53%	1463.14%	1407.53%	1366.04%	1333.91%	1308.31%	1287.43%	1270.09%
Available Equity	0.00	43 500.00	91 350.00	143 985.00	201 883.50	265 571.85	335 629.04	412 691.94	497 461.13	590 707.25	693 277.97	806 105.77	930 216.34	1 066 737.98	1 216 911.78
Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Value	1 817 102.95	1 998 813.25	2 198 694.57	2 418 564.03	2 660 420.43	2 926 462.48	3 219 108.73	3 541 019.60	3 895 121.56	4 284 633.71	4 713 097.09	5 184 406.79	5 702 847.47	6 273 132.22	6 900 445.44
Bond Amount	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00	435 000.00
Instalment	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75	3 501.75
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	858.60	901.53	946.60	993.93	1 043.63	1 095.81	1 150.60	1 208.13	1 268.54	1 331.97	1 398.56	1 468.49	1 541.92	1 619.01	1 699.96
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	9 173.94	10 484.44	11 928.13	13 518.45	15 270.16	17 199.54	19 324.46	21 664.61	24 241.65	27 079.42	30 204.13	33 644.65	37 432.71	41 603.26	46 194.71
Shortfall/Year	110 087.24	125 813.22	143 137.56	162 221.38	183 241.98	206 394.45	231 893.49	259 975.30	290 899.81	324 953.01	362 449.59	403 735.79	449 192.56	499 239.07	554 336.49
ROI	1255.46%	1242.96%	1232.17%	1222.75%	1214.47%	1207.14%	1200.60%	1194.74%	1189.45%	1184.67%	1180.33%	1176.37%	1172.74%	1169.41%	1166.34%
Available Equity	1 382 102.95	1 563 813.25	1 763 694.57	1 983 564.03	2 225 420.43	2 491 462.48	2 784 108.73	3 106 019.60	3 460 121.56	3 849 633.71	4 278 097.09	4 749 406.79	5 267 847.47	5 838 132.22	6 465 445.44