

Property Details



Property Details

Woodland Gardens 1 Bed 1 Bath 1 Carport

Price	R 457 000
Costs	R 0
Deposit	R 10 000
Bond Amount	R 447 000
Interest Rate	9.0 %
Loan Term	30 Years
Instalment	R 3 598.35
Levy	R 420
Management Fee	10 %
Vacancy	0 %
Rental	R 4 300
Rent/Value Ratio	0.94%
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
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Value	457 000.00	502 700.00	552 970.00	608 267.00	669 093.70	736 003.07	809 603.38	890 563.71	979 620.09	1 077 582.09	1 185 340.30	1 303 874.33	1 434 261.77	1 577 687.94	1 735 456.74
Bond Amount	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00
Instalment	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35
Rental	4 300.00	4 730.00	5 203.00	5 723.30	6 295.63	6 925.19	7 617.71	8 379.48	9 217.43	10 139.18	11 153.09	12 268.40	13 495.24	14 844.77	16 329.24
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	430.00	473.00	520.30	572.33	629.56	692.52	761.77	837.95	921.74	1 013.92	1 115.31	1 226.84	1 349.52	1 484.48	1 632.92
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	-148.35	217.65	621.30	1 066.42	1 557.20	2 098.29	2 694.75	3 352.20	4 076.81	4 875.35	5 755.30	6 724.87	7 793.11	8 969.97	10 266.40
Shortfall/Year	-1 780.20	2 611.80	7 455.60	12 797.01	18 686.45	25 179.43	32 337.01	40 226.44	48 921.69	58 504.20	69 063.57	80 698.43	93 517.30	107 639.60	123 196.77
ROI	561.73%	2132.63%	1421.35%	1260.19%	1188.53%	1147.77%	1121.33%	1102.67%	1088.72%	1077.84%	1069.07%	1061.82%	1055.70%	1050.44%	1045.85%
Available Equity	10 000.00	55 700.00	105 970.00	161 267.00	222 093.70	289 003.07	362 603.38	443 563.71	532 620.09	630 582.09	738 340.30	856 874.33	987 261.77	1 130 687.94	1 288 456.74
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	1 909 002.41	2 099 902.65	2 309 892.92	2 540 882.21	2 794 970.43	3 074 467.48	3 381 914.22	3 720 105.65	4 092 116.21	4 501 327.83	4 951 460.62	5 446 606.68	5 991 267.35	6 590 394.08	7 249 433.49
Bond Amount	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00	447 000.00
Instalment	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35	3 598.35
Rental	17 962.17	19 758.38	21 734.22	23 907.64	26 298.41	28 928.25	31 821.07	35 003.18	38 503.50	42 353.85	46 589.24	51 248.16	56 372.98	62 010.27	68 211.30
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	1 796.22	1 975.84	2 173.42	2 390.76	2 629.84	2 892.82	3 182.11	3 500.32	3 850.35	4 235.39	4 658.92	5 124.82	5 637.30	6 201.03	6 821.13
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	11 694.45	13 267.39	14 999.80	16 907.75	19 008.90	21 322.69	23 870.51	26 675.90	29 764.76	33 165.57	36 909.69	41 031.61	45 569.28	50 564.44	56 063.04
Shortfall/Year	140 333.41	159 208.66	179 997.63	202 893.00	228 106.79	255 872.28	286 446.16	320 110.85	357 177.13	397 986.88	442 916.32	492 379.33	546 831.31	606 773.29	672 756.51
ROI	1041.81%	1038.20%	1034.95%	1032.01%	1029.33%	1026.87%	1024.60%	1022.49%	1020.53%	1018.71%	1017.00%	1015.40%	1013.89%	1012.47%	1011.13%
Available Equity	1 462 002.41	1 652 902.65	1 862 892.92	2 093 882.21	2 347 970.43	2 627 467.48	2 934 914.22	3 273 105.65	3 645 116.21	4 054 327.83	4 504 460.62	4 999 606.68	5 544 267.35	6 143 394.08	6 802 433.49