

Investment Summary:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10			
Development: Centurion													
Est value of Property-Grow	7,0%	R 1 283 947	R 1 373 823	R 1 469 990	R 1 572 890	R 1 682 992	R 1 800 801	R 1 926 857	R 2 061 738	R 2 206 059	R 2 360 483		
Cumulative Cash Outflow Year 1-3)											R 56 317	+	
Cumulative Cash Inflow (Year 4-10)											R 653 546	-	
Outstanding Bond:											R 774 541	+	
Total (Bond - Cumulative 10 Year Cashflow)											-R 64 678	=	
Estimated Position after 10 years with an initial investment of				R 40 000,00									INCOME: R 2 295 806
Purchase Price of Property:		R 1 199 950											
Deposit		R 40 000											
100% Bond Amount		R 1 159 950	R 1 132 355	R 1 102 766	R 1 071 037	R 1 037 015	R 1 000 534	R 961 415	R 919 468	R 874 489	R 826 258		
End of Year Outstanding Bond:		R 1 132 355	R 1 102 766	R 1 071 037	R 1 037 015	R 1 000 534	R 961 415	R 919 468	R 874 489	R 826 258	R 774 541		
Bond Interest:	7,00%												
Bond Term (Years):	20												
Monthly Bond Repayment:		-R 8 993	-R 8 993	-R 8 993	-R 8 993	-R 8 993	-R 8 993	-R 8 993	-R 8 993	-R 8 993	-R 8 993	-R 8 993	-R 8 993
Less Monthly Expences:	Increase:												
Levies: Home Owners Ass.	8,0%	R 900	R 972	R 1 050	R 1 134	R 1 224	R 1 322	R 1 428	R 1 542	R 1 666	R 1 799		
Rates & Taxes	8,0%	R 450	R 486	R 525	R 567	R 612	R 661	R 714	R 771	R 833	R 900		
Total Expenses		R 1 350	R 1 458	R 1 575	R 1 701	R 1 837	R 1 984	R 2 142	R 2 314	R 2 499	R 2 699		
Monthly Rental													
Projected Rental Income:	10,0%	R 10 500	R 11 550	R 12 705	R 13 976	R 15 373	R 16 910	R 18 601	R 20 462	R 22 508	R 24 758		
Net Rental Income:		R 9 150	R 10 092	R 11 130	R 12 275	R 13 536	R 14 927	R 16 459	R 18 148	R 20 009	R 22 060		
Monthly Cash Requirement:		R 157	R 1 099	R 2 137	R 3 282	R 4 543	R 5 934	R 7 466	R 9 155	R 11 016	R 13 067		
Special Investment Saving		R 15 600											
Annual Shortfall / Surplus:		R 17 483	R 13 187	R 25 647	R 39 382	R 54 520	R 71 204	R 89 592	R 109 857	R 132 190	R 156 801		

INVESTMENT SCENARIO BASED ON A 100% BOND ALTHOUGH FINANCE REQUIREMENTS DEPENDS ON CLIENT CREDIT RATING

Investment Summary:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10			
Development: Centurion													
Est value of Property-Grow	7,0%	R 1 807 230	R 1 933 736	R 2 069 098	R 2 213 934	R 2 368 910	R 2 534 734	R 2 712 165	R 2 902 016	R 3 105 158	R 3 322 519		
Cumulative Cash Outflow Year 1-3)											R 100 150	+	
Cumulative Cash Inflow (Year 4-10)											R 998 280	-	
Outstanding Bond:											R 1 101 098	+	
Total (Bond - Cumulative 10 Year Cashflow)											-R 2 668	=	
Estimated Position after 10 years with an initial investment of				R 40 000,00									INCOME: R 3 319 851
Purchase Price of Property:		R 1 689 000											
Deposit		R 40 000											
100% Bond Amount		R 1 649 000	R 1 609 771	R 1 567 706	R 1 522 601	R 1 474 234	R 1 422 372	R 1 366 760	R 1 307 128	R 1 243 185	R 1 174 620		
End of Year Outstanding Bond:		R 1 609 771	R 1 567 706	R 1 522 601	R 1 474 234	R 1 422 372	R 1 366 760	R 1 307 128	R 1 243 185	R 1 174 620	R 1 101 098		
Bond Interest:	7,00%												
Bond Term (Years):	20												
Monthly Bond Repayment:		-R 12 785	-R 12 785	-R 12 785	-R 12 785	-R 12 785	-R 12 785	-R 12 785	-R 12 785	-R 12 785	-R 12 785	-R 12 785	
Less Monthly Expences:	Increase:												
Levies: Home Owners Ass.	8,0%	R 1 400	R 1 512	R 1 633	R 1 764	R 1 905	R 2 057	R 2 222	R 2 399	R 2 591	R 2 799		
Rates & Taxes	8,0%	R 650	R 702	R 758	R 819	R 884	R 955	R 1 031	R 1 114	R 1 203	R 1 299		
Total Expenses		R 2 050	R 2 214	R 2 391	R 2 582	R 2 789	R 3 012	R 3 253	R 3 513	R 3 794	R 4 098		
Monthly Rental													
Projected Rental Income:	10,0%	R 15 500	R 17 050	R 18 755	R 20 631	R 22 694	R 24 963	R 27 459	R 30 205	R 33 226	R 36 548		
Net Rental Income:		R 13 450	R 14 836	R 16 364	R 18 048	R 19 905	R 21 951	R 24 206	R 26 692	R 29 431	R 32 450		
Monthly Cash Requirement:		R 665	R 2 051	R 3 579	R 5 263	R 7 120	R 9 166	R 11 421	R 13 907	R 16 647	R 19 666		
Special Investment Saving		R 24 600											
Annual Shortfall / Surplus:		R 32 584	R 24 616	R 42 950	R 63 161	R 85 438	R 109 993	R 137 057	R 166 885	R 199 758	R 235 987		

INVESTMENT SCENARIO BASED ON A 100% BOND ALTHOUGH FINANCE REQUIREMENTS DEPENDS ON CLIENT CREDIT RATING

Investment Summary:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10			
Development: Centurion													
Est value of Property-Grow	7,0%	R 2 621 500	R 2 805 005	R 3 001 355	R 3 211 450	R 3 436 252	R 3 676 789	R 3 934 165	R 4 209 556	R 4 504 225	R 4 819 521		
Cumulative Cash Outflow Year 1-3)											R 166 779	+	
Cumulative Cash Inflow (Year 4-10)												R 1 544 729	-
Outstanding Bond:												R 1 609 245	+
Total (Bond - Cumulative 10 Year Cashflow)												R 102 263	=
Estimated Position after 10 years with an initial investment of											R 40 000,00		INCOME: R 4 921 783
Purchase Price of Property:		R 2 450 000											
Deposit		R 40 000											
100% Bond Amount		R 2 410 000	R 2 352 667	R 2 291 190	R 2 225 269	R 2 154 582	R 2 078 785	R 1 997 508	R 1 910 357	R 1 816 905	R 1 716 697		
End of Year Outstanding Bond:		R 2 352 667	R 2 291 190	R 2 225 269	R 2 154 582	R 2 078 785	R 1 997 508	R 1 910 357	R 1 816 905	R 1 716 697	R 1 609 245		
Bond Interest:	7,00%												
Bond Term (Years):	20												
Monthly Bond Repayment:		-R 18 685	-R 18 685	-R 18 685	-R 18 685	-R 18 685	-R 18 685	-R 18 685	-R 18 685	-R 18 685	-R 18 685	-R 18 685	
Less Monthly Expences:	Increase:												
Levies: Home Owners Ass.	8,0%	R 1 800	R 1 944	R 2 100	R 2 267	R 2 449	R 2 645	R 2 856	R 3 085	R 3 332	R 3 598		
Rates & Taxes	8,0%	R 950	R 1 026	R 1 108	R 1 197	R 1 292	R 1 396	R 1 508	R 1 628	R 1 758	R 1 899		
Total Expenses		R 2 750	R 2 970	R 3 208	R 3 464	R 3 741	R 4 041	R 4 364	R 4 713	R 5 090	R 5 497		
Monthly Rental													
Projected Rental Income:	10,0%	R 23 000	R 25 300	R 27 830	R 30 613	R 33 674	R 37 042	R 40 746	R 44 820	R 49 303	R 54 233		
Net Rental Income:		R 20 250	R 22 330	R 24 622	R 27 149	R 29 933	R 33 001	R 36 382	R 40 107	R 44 212	R 48 736		
Monthly Cash Requirement:		R 1 565	R 3 645	R 5 938	R 8 464	R 11 248	R 14 316	R 17 697	R 21 423	R 25 528	R 30 051		
Special Investment Saving		R 33 000											
Annual Shortfall / Surplus:		R 51 784	R 43 744	R 71 252	R 101 569	R 134 979	R 171 796	R 212 368	R 257 073	R 306 333	R 360 610		

INVESTMENT SCENARIO BASED ON A 100% BOND ALTHOUGH FINANCE REQUIREMENTS DEPENDS ON CLIENT CREDIT RATING