

The Assegai Investment Plan.xlsx

Isandhlwana Investments CC									
Assegai Investment Return									
			Year 1	Year 2	Year 3	Year 4	Year 5		
			Interest Rate	Interest Rate	Interest Rate	Interest Rate	Interest Rate		
			0.12	0.11	0.11	0.10	0.10		
			Inflation	Inflation	Inflation	Inflation	Inflation		
			0.10	0.08	0.08	0.08	0.08		
	Cost	Unit Size	Interest	Interest	Interest	Interest	Interest		
Unit	6,950.00	155.00	1,077,250.00	1,077,250.00	1,077,250.00	1,077,250.00	1,077,250.00		
Discount	0.00	155.00	0.00	0.00	0.00	0.00	0.00		
Loan - Deposit (30%)			-323,175.00	-323,175.00	-323,175.00	-323,175.00	-323,175.00	-323,175.00	A
Growth In Value of Unit			107,725.00	193,905.00	280,085.00	366,265.00	452,445.00		
Bank Account			-32,761.27	-39,809.58	-38,944.49	-21,808.04	4,960.01		
Total Debt	6,950.00		-754,075.00	-754,075.00	-754,075.00	-754,075.00	-754,075.00		
Net Worth		Per Annum	74,963.73	154,095.42	241,140.51	344,456.96	457,405.01	457,405.01	B
Income Expenditure									
Rental Rate per m2			45.00	49.50	54.45	59.90	65.88		
Monthly									
Rental Income		155.00	6,975.00	7,672.50	8,439.75	9,283.73	10,212.10		
Bond Interest			-7,540.75	-6,912.35	-6,912.35	-6,283.96	-6,283.96		
Rates	0.0092400	60.00%	-497.69	-537.50	-580.51	-626.95	-677.10		
Levy			-750.00	-810.00	-874.80	-944.78	-1,020.37		
Profit/(Loss)		Per Month	-1,813.44	-587.36	72.09	1,428.04	2,230.67		
Once Off									
Valuation Fee			-5,000.00	0.00	0.00	0.00	0.00		
Service Fee			-6,000.00	0.00	0.00	0.00	0.00		
Profit/(Loss)		Per Annum	-32,761.27	-7,048.31	865.09	17,136.45	26,768.06	4,960.01	C
Cash Flow									
Opening Cash Flow			0.00	-32,761.27	-39,809.58	-38,944.49	-21,808.04		
Movement			-32,761.27	-7,048.31	865.09	17,136.45	26,768.06		
Closing Cash Flow		Per Annum	-32,761.27	-39,809.58	-38,944.49	-21,808.04	4,960.01		
Months to Fund Profit/(Loss)			0.00	55.78	-552.21	-27.27	-9.78		
Total Growth as a Percentage			21.06%	46.66%	74.82%	112.55%	154.32%	143.74%	A + C / B
Per Annum Growth as a Percentage								28.75%	A + C / B