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## MSP INVESTOR CLUB: DEAL SHEET

### BROADLANDS VILLAGE, STRAND



The development is situated next to Strand, offers beautiful views of the Helderberg Mountains and is close to beaches in the area. The estate has a single entry / exit point and landscaped recreational areas. There are a range of finishes to choose from.

#### \*NO MONEY DOWN UNTIL 2010!! HERE'S HOW...

- Estimated transfer 3 months
- Developers Assistance covers equivalent of 12 months bond repayment \*\*
- Surplus estimated rental income covers additional 6 months bond repayment

\* Excluding deposit

\*\* Based on bond repayments calculated at current 15.5% prime lending rate minus 1%.

#### BROADLANDS VILLAGE CASH FLOW MODEL

Purchase price	R 425 000.00
Less deposit	R 2 000
Bond repayments over 30 years @ 14.5 % (prime less 1%)	R 5 179.00
Plus estimated levies	+ R 150.00
	<b>R 5 329.00</b>
Less expected rental	- R 3 000.00
Total out of pocket expenses per month	<b>= R 2 329.00</b>
Less R 62 400 developers assistance paid over 12 months into bond account	- R 5 200.00
<b>Monthly Cash Positive Total</b>	<b>= R 2 871.00</b>

#### Property

New Development – Plot & Plan homes

#### Property details

2 Bedroom, 1 bathroom

#### Price

R 425 000 (50.16 m<sup>2</sup>, 2 bedroom, 1 bathroom - R 7 228 per m<sup>2</sup>)

#### Costs included

VAT (transfer duty)  
Transfer fees  
Bond registration

#### Developers assistance

R 5 200 paid into bond account over 12 months from transfer (R 62 400)





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#### Deposit

R 2 000

#### Estimated levies

R 150 per month

#### Estimated rental (RVR)

R 3 000 (0.82%)

#### Estimated completion date

Within 5 months

#### Features

- Free 12 month MSP Investor Club Platinum membership valued at R 1788
- Built-in cupboards
- Range of finishes to choose from
- Single access village
- Close to beaches
- Spectacular views of the Helderberg Mountains

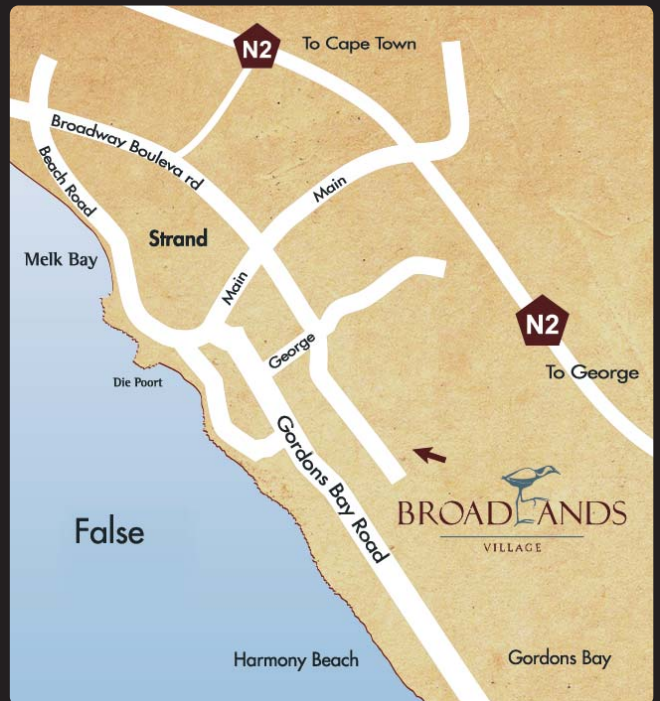
#### Special conditions

##### Limited Offer:

Applies to only 20 homes

Exclusive to MSP Investor Club Platinum members

Bond finance to be facilitated by MSP Bonds



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