

# Updated Key Features of the Property Investment Analyzer

## 1. User-Friendly Interface

- A clean, modern UI built with Bootstrap 5 for seamless navigation on both desktop and mobile devices.
- Intuitive property input cards that capture all critical investment details (purchase price, rental income, expense projections, etc.).

## 2. Mortgage & Financing Calculations

- Automatic calculation of monthly loan repayments based on your specified term and interest rate.
- Displays the principal and interest breakdown, allowing clear tracking of equity build-up.

## 3. Cash Flow Projections

- Year-by-year modeling of **monthly rental income**, factoring in **vacancy rates** and annual **rental growth**.
- Ongoing tracking of **before-tax** and **after-tax** cash flows, ensuring you can see net results in any given year.

## 4. Section 13sex Deductions (Optional)

- A dedicated toggle to apply **Section 13sex** tax depreciation (South African incentive) for qualifying residential properties.
- **Sectional Title:** 55% of purchase price deductible at 5% per annum over 20 years.
- **Full Title:** (Purchase price – land value) × 5% per annum for 20 years.
- Deduction is integrated seamlessly into the tax calculations and IRR estimates.
- **Note:** The Analyzer does **not** account for **recoupment** if the property is sold before the 20-year period.

## 5. Tax Modeling

- Choose from predefined marginal tax rates or enter a custom rate.
- Automatic calculation of annual taxable income, tax payable, and potential tax credits if your property runs at a loss.
- Deductible expenses include operating expenses, interest, and any optional Section 13sex depreciation.

## 6. IRR (Internal Rate of Return) Projections

- Provides year-by-year IRR if the property were sold at the end of each year, revealing potential exit strategies.
- **Important Assumption: Capital Gains Tax (CGT) and agent fees are excluded** from IRR calculations, simplifying the annual forecast.

## 7. Cumulative Shortfall Analysis

- Identifies the point at which your property becomes self-sustaining by tracking cumulative after-tax cash flow over time.

## 8. Portfolio View & Reporting

- Combine multiple properties into a **Portfolio** view for consolidated performance metrics.

- Generate comparative charts (cash flow, equity, rental income, etc.) across 20 years.
  - Export your results as CSV or PDF files, complete with professional tables and disclaimers.
9. **Pie Chart of Contributions**
- Illustrates the total financial contributions of the **Investor**, **SARS**, and **Tenant** over 20 years.
  - Demonstrates the interplay of tax savings, rental payments, and investor cash flows.
10. **Growth Rate Assumptions**
- Adjustable annual capital growth, rental growth, and expense growth rates to tailor scenarios to market realities.
  - Automatic projection of property value at the predicted transfer date, unless overridden manually.
11. **Duplicate Property Function**
- Easily **clone** any existing property entry, carrying over all data, rates, and settings into a new card.
  - Useful for quick scenario comparisons—just tweak the copy's data and see how results differ.
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## Key Definitions & Assumptions

- **Purchase Price:** The agreed-upon amount for buying the property, excluding transfer & bond costs for Section 13sex calculations.
  - **Transfer & Bond Costs:** Legal, administrative, and registration fees for acquisition.
  - **Down Payment:** The portion of the purchase price paid upfront.
  - **Mortgage Term & Interest Rate:** Determines monthly installments and overall financing costs.
  - **Monthly Rental Income:** Base rent expected from tenants, adjusted yearly by a growth rate and vacancy factor.
  - **Monthly Expenses:** Includes rates & taxes, levies, maintenance, etc., each subject to an annual growth rate.
  - **Section 13sex Deduction:** A 5% annual depreciation incentive on a fixed base for 20 years.
  - **Tax Credits:** Apply when expenses exceed rental income, generating a negative taxable income.
  - **IRR:** Annualized rate of return if the property were sold at the end of each year—excludes CGT & agent fees for simplicity.
  - **Cumulative Cash Flow:** Aggregates inflows and outflows over time to reveal when the property breaks even.
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## Disclaimer

This **Property Investment Analyzer** is provided for **illustrative and informational** purposes only. It should **not** be viewed as a substitute for professional advice from qualified financial advisors, tax consultants, or real estate attorneys. Calculations (including IRR, cash flow, and Section 13sex allowances) are based on user inputs and certain simplifying assumptions (**excludes CGT and agent fees**; does **not** incorporate 13sex recoupment for early sales, etc.).

**Always consult professionals** before making any investment decisions. Real-world outcomes may vary due to changes in tax legislation, market conditions, and personal circumstances. The user assumes **full responsibility** for how they interpret and apply any outputs from this tool.