



ADVISOR DETAILS:  
Peter Tyndall

USER DETAILS:  
Example retirement

DATE  
30-12-2018

## RETIREMENT UNIT EXIT CALCULATOR

This calculator can be used to estimate the contractual financial impact of living in a retirement unit and the financial impact on exit .

### INSTRUCTIONS AND OVERVIEW

Please enter the address of the current retirement along with the Date of Entry, Estimated date of exit, contract terms, and the Cash outlays.

[CLICK HERE TO VIEW THE DETAILED INSTRUCTIONS](#)

Address of current or proposed retirement residence:	5 Sample Place	
Date Of Exit:	31-12-2022	This can be an estimate if you want to see what the impact might be in the future
Date Of Entry:	1-01-2018	Refer to the contract date
Cost of property at Entry:	\$400,000	Cash outlays including all out of pocket costs
Cost of property at Exit:	\$430,000	Market Value Estimate before costs of selling
Difference in price on Entry and Exit:	\$30,000	

Description of contract charge or levy on exit	Years	Rate or amount of Annual levy/charge	Calculated on cost or sales value	CAP	Estimated Cap	\$ per year holding cost (avg.)	Exit cost estimate	COMMENTS
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#### Number of years of occupancy

Time elapsed  full years  in years & days **5.00**

Exit Fees As Determined in the Contract	Recurrence?	%	Years	Of	CAP	%/Amt	Estimated Cap	\$ per year	Exit cost estimate	COMMENTS
Exit fee/ Deferred Fee	Annual	2.00%	20	Sales Value			\$ -	\$8,600	\$43,000	Refer to contract
		5.00%	1							
		0.25%	30							
		0.00%	2							
Deferred Facility fee	Annual		50	Sales Value			\$ -	\$0	\$0	Refer to contract
Sinking fund	Annual	0.25%	50	Sales Value			\$ -	\$1,075	\$5,375	Refer to contract
Market Value Increase	Onetime	0.00%		Difference					\$0	
Other costs							\$ -	\$0	\$0	Refer to contract
<b>Total contracted Exit Fees</b>								<b>\$9,675</b>	<b>\$48,375</b>	Total contract fees on exits

#### Selling and Other Costs

Agents fees		2.00%		Sales Value					\$8,600	May need to get an expert valuation
Other fees/costs (%)				Sales Value					\$0	
Other fees/costs (Amount)									\$0	Usually contained in the contract
Reinstatement/refurbishment cost									\$10,000	Refer to contract
									\$0	
									\$0	
									\$0	
<b>Total Other Costs</b>									<b>\$18,600</b>	Total other costs
<b>Net Recoverable amount before tax</b>									<b>\$363,025</b>	Cash generation before tax after transaction costs
<b>Loss before tax</b>									<b>\$(36,975)</b>	Total gain or loss over time