Office (3) - Section 3 - 104 m2

Monthly Repayments - Office 3 (First Floor) - Tenant - Currently Tenanted

Size 104 m2 Rental Expiry Date: 31-Dec-20

PURCHASE PRICE (Excl VAT)	R780 000.00	R780 000.00	R780 000.00	R780 000.00
PRICE PER m2 (Excl VAT)	R7 500.00	R7 500.00	R7 500.00	R7 500.00
DEPOSIT	R0.00	R100 000.00	R200 000.00	R300 000.00
BOND	R780 000.00	R680 000.00	R580 000.00	R480 000.00
INTEREST % (PA)	7.75%	7.75%	7.75%	7.75%
TERM (YEARS)	10	10	10	10
MONTHLY REPAYMENT PER m2	R90.01	R78.47	R66.93	R55.39
TOTAL MONTHLY REPAYMENT (Excl VAT)	**R9 361.00**	**R8 161.00**	**R6 961.00**	**R5 761.00**

Other Monthly Costs

APPROXIMATE RATES	R1 483.14
	+
APPROXIMATE LEVIES	R938.21
	=
Total Monthly Cost	**R2 421.35**
Current Gross Rental Income	R9 360.00
Net Income	**R6 938.65**

Initial Commencing Return - 10.7%

	5 Years (2025)	10 Years (2030)	15 Years (2035)	20 Years (2040)
Projected Property Growth @ 5% p.a.	R995 499.62	R1 270 537.81	R1 621 563.99	R2 069 572.23
Net Annual Income @ 7% p.a.	R116 780.62	R163 790.86	R229 725.16	R322 201.42
Return On Investment (%)	14.97	21	29.45	41.31

Office (3) - Section 3 - 104 m2

Approximate Levies	
Admin Levy	R810.00
Reserve Levy	R122.00
CSOS Levy	R6.21
Total	R938.21



FIRST FLOOR PLAN

Office (8) - Section 8 - 104 m2

Monthly Repayments - Office 8 (Second Floor) - Tenant - Currently Tenanted

Size 104 m2 Rental Expiry Date: 28-Feb-22

PURCHASE PRICE (Excl VAT)	R780 000.00	R780 000.00	R780 000.00	R780 000.00
PRICE PER m2 (Excl VAT)	R7 500.00	R7 500.00	R7 500.00	R7 500.00
DEPOSIT	R0.00	R100 000.00	R200 000.00	R300 000.00
BOND	R780 000.00	R680 000.00	R580 000.00	R480 000.00
INTEREST % (PA)	7.75%	7.75%	7.75%	7.75%
TERM (YEARS)	10	10	10	10
MONTHLY REPAYMENT PER m2	R90.01	R78.47	R66.93	R55.39
TOTAL MONTHLY REPAYMENT (Excl VAT)	**R9 361.00**	**R8 161.00**	**R6 961.00**	**R5 761.00**

Other Monthly Costs

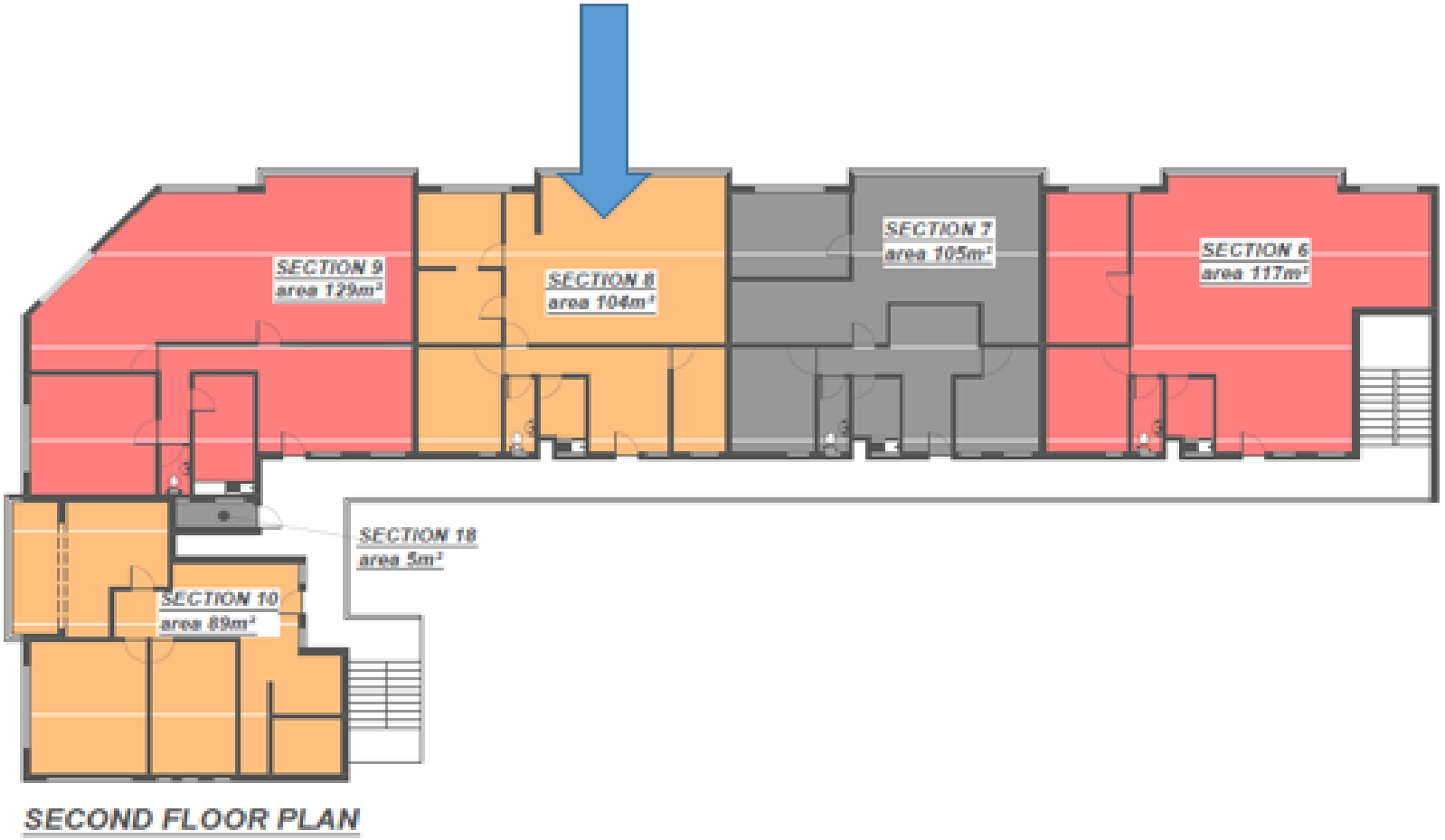
APPROXIMATE RATES	R1 483.14
	+
APPROXIMATE LEVIES	R938.21
	=
Total Monthly Cost	**R2 421.35**
Current Gross Rental Income	R10 098.00
Net Income	**R7 676.65**

Initial Commencing Return - 11.8%

	5 Years (2025)	10 Years (2030)	15 Years (2035)	20 Years (2040)
Projected Property Growth @ 5% p.a.	R995 499.62	R1 270 537.81	R1 621 563.99	R2 069 572.23
Net Annual Income @ 7% p.a.	R129 201.62	R181 211.96	R254 159.14	R356 471.35
Return On Investment (%)	16.56	23.23	32.58	45.7

Office (8) - Section 8 - 104 m2

Approximate Levies	
Admin Levy	R810.00
Reserve Levy	R122.00
CSOS Levy	R6.21
Total	R938.21



SECOND FLOOR PLAN