Shop (5) - Section 13 - 52 m2

Monthly Repayments - Shop 5 (Ground Floor) - Tenant - Currently Tenanted

Size 52 m2 Rental Expiry Date: 31-Mar-21

PURCHASE PRICE (Excl VAT)	R780 000.00	R780 000.00	R780 000.00	R780 000.00
PRICE PER m2 (Excl VAT)	R15 000.00	R15 000.00	R15 000.00	R15 000.00
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	R180.02	R156.94	R133.87	R110.79
TOTAL MONTHLY REPAYMENT (Excl VAT)	**R9 361.00**	**R8 161.00**	**R6 961.00**	**R5 761.00**

Other Monthly Costs

APPROXIMATE RATES	R741.57
	+
APPROXIMATE LEVIES	R466.00
	=
Total Monthly Cost	**R1 207.57**
Current Gross Rental Income	R11 395.95
Net Income	**R10 188.38**

Initial Commencing Return - 15.7%

	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.	R171 476.17	R240 504.20	R337 319.58	R473 108.16
Return On Investment (%)	21.98	30.83	43.25	60.65

Shop (5) - Section 13 - 52 m2

Approximate Levies	
Admin Levy	R405.00
Reserve Levy	R61.00
Total	R466.00



SITE PLAN & GROUND FLOOR PLAN