Office (2) - Section 2 - 105 m2

Monthly Repayments - Office 2 (First Floor) - Vacant

Size 105 m2

PURCHASE PRICE (Excl VAT)	R787 500.00	R787 500.00	R787 500.00	R787 500.00
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	R787 500.00	R687 500.00	R587 500.00	R487 500.00
INTEREST % (PA)	7.75%	7.75%	7.75%	7.75%
TERM (YEARS)	10	10	10	10
MONTHLY REPAYMENT PER m2	R90.01	R78.58	R67.15	R55.72
TOTAL MONTHLY REPAYMENT (Excl VAT)	**R9 451.00**	**R8 251.00**	**R7 051.00**	**R5 851.00**

Other Monthly Costs

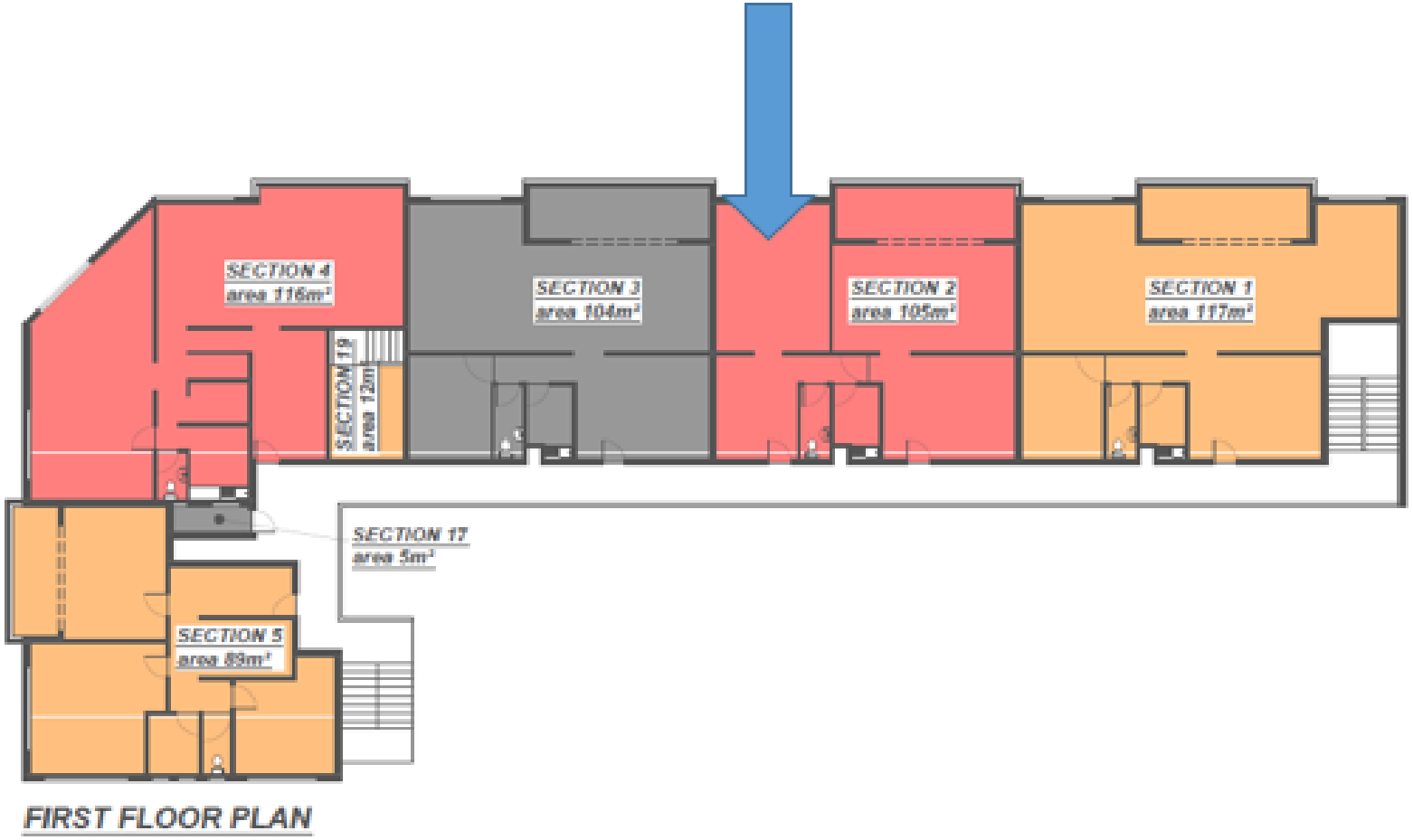
APPROXIMATE RATES	R1 497.39
	+
APPROXIMATE LEVIES	R947.37
	=
Total Monthly Cost	**R2 444.76**
Potential Gross Rental Income	R9 450.00
Net Income	**R7 005.24**

Initial Commencing Return - 9.1%

	5 Years (2025)	10 Years (2030)	15 Years (2035)	20 Years (2040)
Projected Property Growth @ 5% p.a.	R1 005 071.73	R1 282 754.53	R1 637 155.96	R2 089 471.97
Net Annual Income @ 7% p.a.	R100 229.85	R140 577.55	R197 167.29	R276 537.33
Return On Investment (%)	12.73	17.85	25.04	35.12

Office (2) - Section 2 - 105 m2

Approximate Levies	
Admin Levy	R818.00
Reserve Levy	R123.00
CSOS Levy	R6.37
Total	R947.37



FIRST FLOOR PLAN

Office (7) - Section 7 - 105 m2

Monthly Repayments - Office 7 (Second Floor) - Tenant - Ulozolo Engineers CC

Size 105 m2 Rental Expiry Date: 31-Mar-23

PURCHASE PRICE (Excl VAT)	R787 500.00	R787 500.00	R787 500.00	R787 500.00
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	R787 500.00	R687 500.00	R587 500.00	R487 500.00
INTEREST % (PA)	7.75%	7.75%	7.75%	7.75%
TERM (YEARS)	10	10	10	10
MONTHLY REPAYMENT PER m2	R90.01	R78.58	R67.15	R55.72
TOTAL MONTHLY REPAYMENT (Excl VAT)	**R9 451.00**	**R8 251.00**	**R7 051.00**	**R5 851.00**

Other Monthly Costs

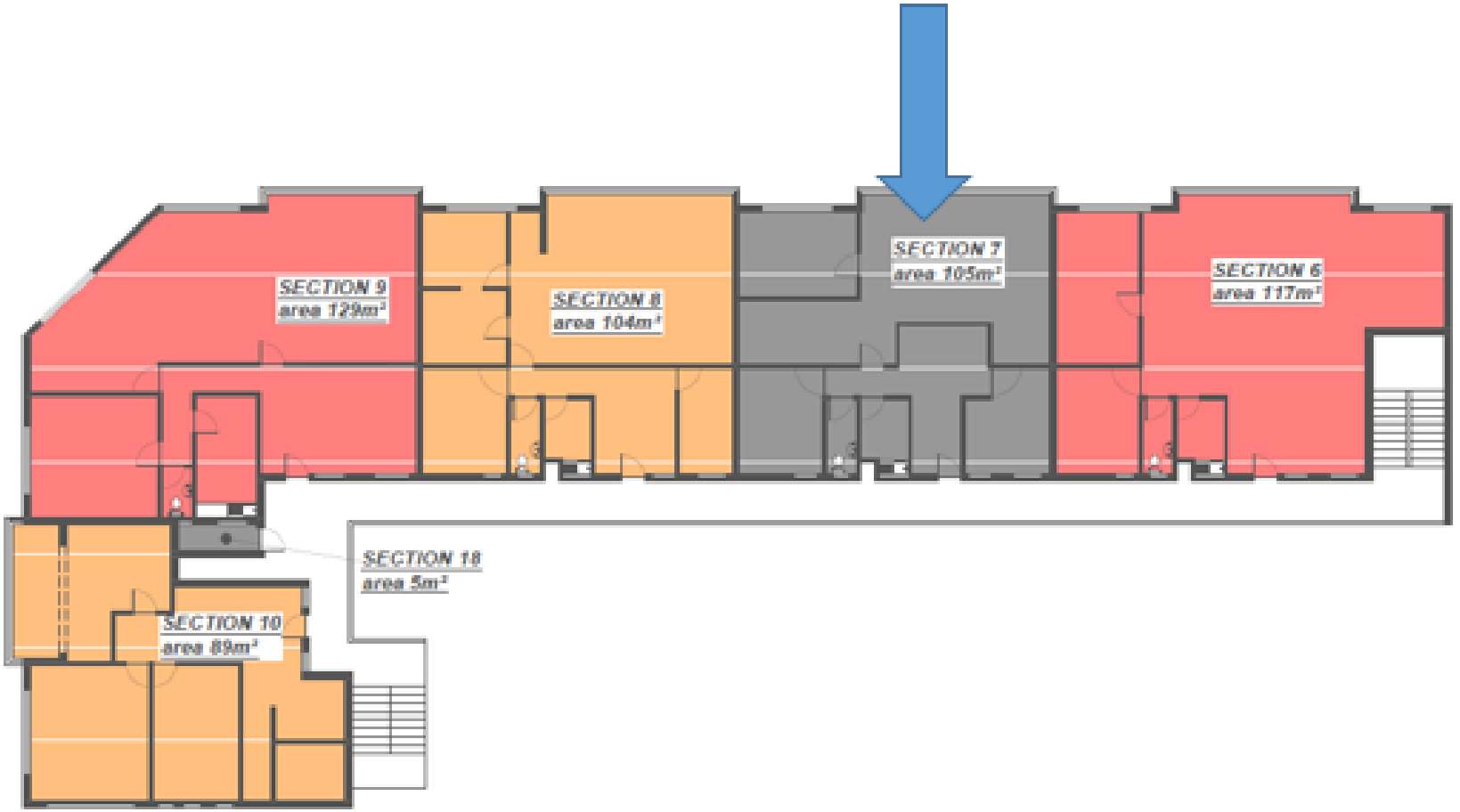
APPROXIMATE RATES	R1 497.39
	+
APPROXIMATE LEVIES	R947.37
	=
Total Monthly Cost	**R2 444.76**
Current Gross Rental Income	R6 500.00
Net Income	**R4 055.24**

Initial Commencing Return - 6.2%

	5 Years (2025)	10 Years (2030)	15 Years (2035)	20 Years (2040)
Projected Property Growth @ 5% p.a.	R1 005 071.73	R1 282 754.53	R1 637 155.96	R2 089 471.97
Net Annual Income @ 7% p.a.	R68 251.67	R95 726.50	R134 261.37	R188 308.52
Return On Investment (%)	8.67	12.16	17.05	23.91

Office (7) - Section 7 - 105 m2

Approximate Levies	
Admin Levy	R818.00
Reserve Levy	R123.00
CSOS Levy	R6.37
Total	R947.37



SECOND FLOOR PLAN