Office (1) - Section 1 - 117 m2

Monthly Repayments - Office 1 (First Floor) - Tenant - Currently Tenanted

Size 117 m2 Rental Expiry Date: 30-Apr-21

PURCHASE PRICE (Excl VAT)	R877 500.00	R877 500.00	R877 500.00	R877 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	R877 500.00	R777 500.00	R677 500.00	R577 500.00
INTEREST % (PA)	7.75%	7.75%	7.75%	7.75%
TERM (YEARS)	10	10	10	10
MONTHLY REPAYMENT PER m2	R90.01	R79.75	R69.50	R59.24
TOTAL MONTHLY REPAYMENT (Excl VAT)	**R10 531.00**	**R9 331.00**	**R8 131.00**	**R6 931.00**

Other Monthly Costs

APPROXIMATE RATES	R1 668.53
	+
APPROXIMATE LEVIES	R1 057.24
	=
Total Monthly Cost	**R2 725.77**
Current Gross Rental Income	R9 477.00
Net Income	**R6 751.23**

Initial Commencing Return - 9.2%

	5 Years (2025)	10 Years (2030)	15 Years (2035)	20 Years (2040)
Projected Property Growth @ 5% p.a.	R1 119 937.07	R1 429 355.04	R1 824 259.48	R2 328 268.74
Net Annual Income @ 7% p.a.	R113 634.45	R159 378.19	R223 536.16	R313 521.02
Return On Investment (%)	12.95	18.16	25.47	35.73

Office (1) - Section 1 - 117 m2

Approximate Levies	
Admin Levy	R912.00
Reserve Levy	R137.00
CSOS Levy	R8.24
Total	R1 057.24



FIRST FLOOR PLAN

Office (6) - Section 6 - 117 m2

Monthly Repayments - Office 6 (Second Floor) - Vacant

Size 117 m2

PURCHASE PRICE (Excl VAT)	R877 500.00	R877 500.00	R877 500.00	R877 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	R877 500.00	R777 500.00	R677 500.00	R577 500.00
INTEREST % (PA)	7.75%	7.75%	7.75%	7.75%
TERM (YEARS)	10	10	10	10
MONTHLY REPAYMENT PER m2	R90.01	R79.75	R69.50	R59.24
TOTAL MONTHLY REPAYMENT (Excl VAT)	**R10 531.00**	**R9 331.00**	**R8 131.00**	**R6 931.00**

Other Monthly Costs

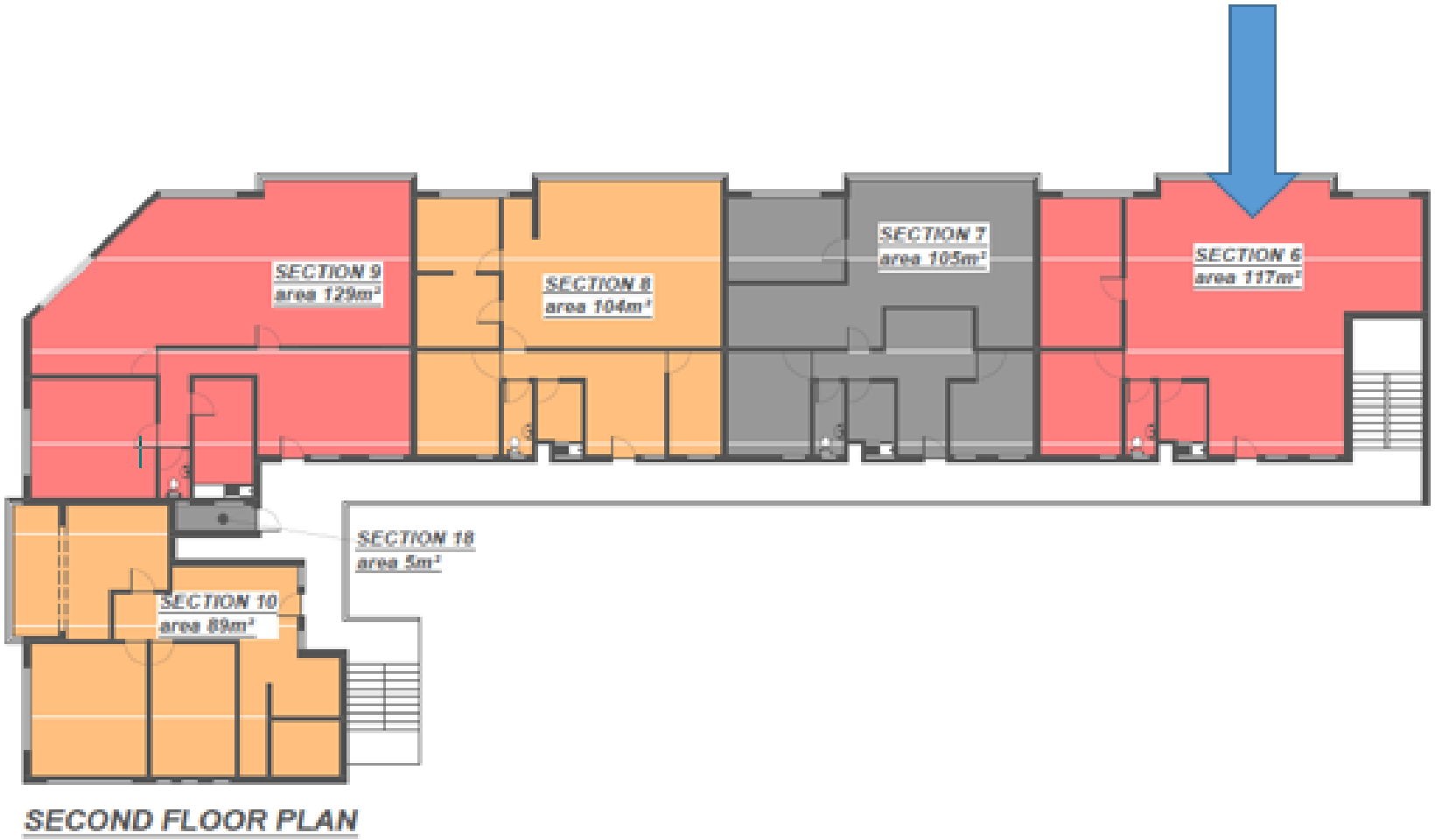
APPROXIMATE RATES	R1 668.53
	+
APPROXIMATE LEVIES	R1 057.24
	=
Total Monthly Cost	**R2 725.77**
Current Gross Rental Income	R9 360.00
Net Income	**R6 634.23**

Initial Commencing Return - 9.1%

	5 Years (2025)	10 Years (2030)	15 Years (2035)	20 Years (2040)
Projected Property Growth @ 5% p.a.	R1 119 937.08	R1 429 355.05	R1 824 259.50	R2 328 268.77
Net Annual Income @ 7% p.a.	R111 665.26	R156 616.31	R219 662.48	R308 087.99
Return On Investment (%)	12.73	17.85	25.03	35.11

Office (6) - Section 6 - 117 m2

Approximate Levies	
Admin Levy	R912.00
Reserve Levy	R137.00
CSOS Levy	R8.24
Total	R1 057.24



SECOND FLOOR PLAN