Office (5) - Section 5 - 89 m2

Monthly Repayments - Office 5 (First Floor) - Vacant

Size 89 m2

PURCHASE PRICE (Excl VAT)	R667 500.00	R667 500.00	R667 500.00	R667 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	R667 500.00	R567 500.00	R467 500.00	R367 500.00
INTEREST % (PA)	7.75%	7.75%	7.75%	7.75%
TERM (YEARS)	10	10	10	10
MONTHLY REPAYMENT PER m2	R90.01	R76.53	R63.04	R49.55
TOTAL MONTHLY REPAYMENT (Excl VAT)	**R8 011.00**	**R6 811.00**	**R5 611.00**	**R4 410.00**

Other Monthly Costs

APPROXIMATE RATES	R1 236.58
	+
APPROXIMATE LEVIES	R801.87
	=
Total Monthly Cost	**R2 038.45**
Potential Gross Rental Income	R7 120.00
Net Income	**R5 081.55**

Initial Commencing Return - 9.1%

	5 Years (2025)	10 Years (2030)	15 Years (2035)	20 Years (2040)
Projected Property Growth @ 5% p.a.	R851 917.94	R1 087 287.17	R1 387 684.58	R1 771 076.24
Net Annual Income @ 7% p.a.	R85 531.70	R119 962.63	R168 253.80	R235 984.66
Return On Investment (%)	12.81	17.97	25.21	35.35

Office (5) - Section 5 - 89 m2

Approximate Levies	
Admin Levy	R694.00
Reserve Levy	R104.00
CSOS Levy	R3.87
Total	R801.87



FIRST FLOOR PLAN

Office (10) - Section 10 - 89 m2

Monthly Repayments - Office 10 (Second Floor) - Tenant - Currently Tenanted

Size 89 m2 Rental Expiry Date: 31-Jul-20

PURCHASE PRICE (Excl VAT)	R667 500.00	R667 500.00	R667 500.00	R667 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	R667 500.00	R567 500.00	R467 500.00	R367 500.00
INTEREST % (PA)	7.75%	7.75%	7.75%	7.75%
TERM (YEARS)	10	10	10	10
MONTHLY REPAYMENT PER m2	R90.01	R76.53	R63.04	R49.55
TOTAL MONTHLY REPAYMENT (Excl VAT)	**R8 011.00**	**R6 811.00**	**R5 611.00**	**R4 410.00**

Other Monthly Costs

APPROXIMATE RATES	R1 236.58
	+
APPROXIMATE LEVIES	R801.87
	=
Total Monthly Cost	**R2 038.45**
Current Gross Rental Income	R5 500.00
Net Income	**R3 461.55**

Initial Commencing Return - 6.2%

	5 Years (2025)	10 Years (2030)	15 Years (2035)	20 Years (2040)
Projected Property Growth @ 5% p.a.	R851 917.94	R1 087 287.17	R1 387 684.58	R1 771 076.24
Net Annual Income @ 7% p.a.	R58 266.09	R81 721.21	R114 618.23	R160 758.00
Return On Investment (%)	8.73	12.24	17.17	24.08

Office (10) - Section 10 - 89 m2

Approximate Levies	
Admin Levy	R694.00
Reserve Levy	R104.00
CSOS Levy	R3.87
Total	R801.87



SECOND FLOOR PLAN