Office (4) - Section 4 - 116 m2

Monthly Repayments - Office 4 (First Floor) - Tenant - Currently Tenanted

Size 116 m2 Rental Expiry Date: 30-Apr-21

PURCHASE PRICE (Excl VAT)	R870 000.00	R870 000.00	R870 000.00	R870 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	R870 000.00	R770 000.00	R670 000.00	R570 000.00
INTEREST % (PA)	7.75%	7.75%	7.75%	7.75%
TERM (YEARS)	10	10	10	10
MONTHLY REPAYMENT PER m2	R90.01	R79.66	R69.32	R58.97
TOTAL MONTHLY REPAYMENT (Excl VAT)	**R10 441.00**	**R9 241.00**	**R8 041.00**	**R6 841.00**

Other Monthly Costs

APPROXIMATE RATES	R1 654.27
	+
APPROXIMATE LEVIES	R1 048.08
	=
Total Monthly Cost	**R2 702.35**
Current Gross Rental Income	R10 440.00
Net Income	**R7 737.65**

Initial Commencing Return - 10.7%

	5 Years (2025)	10 Years (2030)	15 Years (2035)	20 Years (2040)
Projected Property Growth @ 5% p.a.	R1 110 364.96	R1 417 138.33	R1 808 667.53	R2 308 369.04
Net Annual Income @ 7% p.a.	R130 235.86	R182 662.53	R256 193.65	R359 324.85
Return On Investment (%)	14.97	21	29.45	41.3

Office (4) - Section 4 - 116 m2

Approximate Levies	
Admin Levy	R904.00
Reserve Levy	R136.00
CSOS Levy	R8.08
Total	R1 048.08



FIRST FLOOR PLAN