

CHASEDENE CENTRE

R667 500 - R2 970 000 (EXCL VAT)



THE PROPERTY Sectionalised Office and Retail Space For Sale

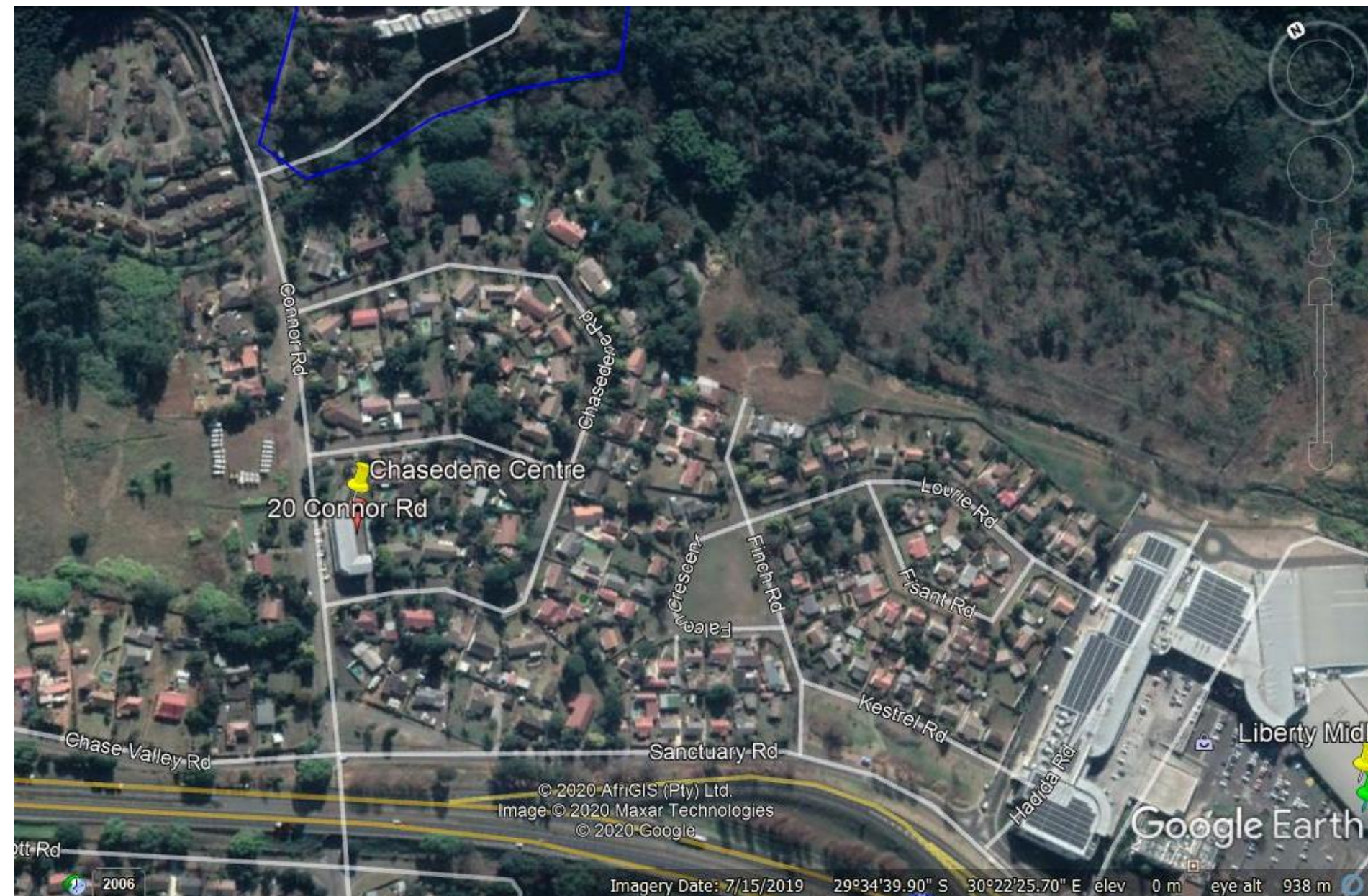


CHASEDENE CENTRE

18 - 20 CONNOR ROAD, CHASEDENE, PIETERMARITZBURG

- Conveniently located close to the Liberty Midlands Mall & Cascades Lifestyle Centre with easy access to the N3
- Newly fitted internal kitchenette and bathroom in each office.
- Each unit is independently air conditioned.
- Secured access to building
- Undercover parking bays at an additional cost
- Garages at an additional cost

Ideally suited as investment



SHOPS



SITE PLAN & GROUND FLOOR PLAN

SHOPS

Shop Number	Section Number	Size	Price per m2 (excl VAT)	Price (excl VAT)
Ground Floor - Shop 1-3	11	198	R15 000	R2 970 000
Shop 4	12	28	R15 000	R420 000
Shop 5	13	52	R15 000	R780 000
Shop 6	14	51	R15 000	R765 000
Shop 7	15	29	R15 000	R435 000
Shop 8-9	16	196	R15 000	R2 940 000
Parking Bay (1-24) each				R15 000
Garage 1	20	14.25	R7 500	R106 875
Garage 2	21	29.68	R7 500	R222 600

Shop (8-9) - Section 16 - 196 m2

Monthly Repayments - Shop 8 - 9 (Ground Floor) - Tenant - Currently Tenanted

	Size 196 m2	Rental Expiry Date: 31-May-27		
PURCHASE PRICE (Excl VAT)	R2 940 000.00	R2 940 000.00	R2 940 000.00	R2 940 000.00
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	R2 940 000.00	R2 840 000.00	R2 740 000.00	R2 640 000.00
INTEREST % (PA)	7.75%	7.75%	7.75%	7.75%
TERM (YEARS)	10	10	10	10
MONTHLY REPAYMENT PER m2	R180.02	R173.89	R167.77	R161.65
TOTAL MONTHLY REPAYMENT (Excl VAT)	R35 283.00	R34 083.00	R32 883.00	R31 683.00

Other Monthly Costs

APPROXIMATE RATES	R2 795.14
	+
APPROXIMATE LEVIES	R1 776.55
	=
Total Monthly Cost	R4 571.69
Current Gross Rental Income	R17 496.00
Net Income	R12 924.31

Initial Commencing Return - 5.28%

	5 Years (2025)	10 Years (2030)	15 Years (2035)	20 Years (2040)
Projected Property Growth @ 5% p.a.	R3 752 267.79	R4 788 950.20	R6 112 048.85	R7 800 695.25
Net Annual Income @ 7% p.a.	R217 514.08	R305 074.74	R427 883.11	R600 128.20
Return On Investment (%)	7.4	10.38	14.55	20.41

OFFICES



OFFICES

Office Number	Section Number	Size	Price per m2 (excl VAT)	Price (excl VAT)
First Floor - Office 1	1	117	R7 500	R877 500
Office 2	2	105	R7 500	R787 500
Office 3	3	104	R7 500	R780 000
Office 4	4	116	R7 500	R870 000
Office 5	5	89	R7 500	R667 500
Second Floor – Office 6	6	117	R7 500	R877 500
Office 7	7	105	R7 500	R787 500
Office 8	8	104	R7 500	R780 000
Office 9	9	129	R7 500	R967 500
Office 10	10	89	R7 500	R667 500

Office (8) - Section 8 - 104 m2

Monthly Repayments - Office 8 (Second Floor) - Tenant - Currently Tenanted

	Size 104 m2		Rental Expiry Date: 28-Feb-22	
PURCHASE PRICE (Excl VAT)	R780 000.00	R780 000.00	R780 000.00	R780 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	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	R90.01	R78.47	R66.93	R55.39
TOTAL MONTHLY REPAYMENT (Excl VAT)	R9 361.00	R8 161.00	R6 961.00	R5 761.00

Other Monthly Costs

APPROXIMATE RATES	R1 483.14
	+
APPROXIMATE LEVIES	R938.21
	=
Total Monthly Cost	R2 421.35
Current Gross Rental Income	R10 098.00
Net Income	R7 676.65

Initial Commencing Return - 11.8%

	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.	R129 201.62	R181 211.96	R254 159.14	R356 471.35
Return On Investment (%)	16.56	23.23	32.58	45.7