



RETURN ON INVESTMENT

Cash Transactions

Size M ²	Purchase Price	Projected Rental Income	Levy @ R18 p/m ²	Estimated Rates & Taxes	Net Rental Income	ROI Excluding Capital Growth	Projected Capital Growth (Conservative)		Total ROI Capital Growth and Rental Return	
37	R 655 000	R 5 600	R 665	R 275	R 4 660	8,54%	R 707 400	8%	R 108 315	16,54%
45 (Ground)	R 875 000	R 7 300	R 810	R 398	R 6 092	8,35%	R 945 000	8%	R 143 106	16,35%
47 (FC Building)	R 820 000	R 6 800	R 846	R 373	R 5 581	8,17%	R 885 600	8%	R 132 568	16,17%
68 (Upper)	R 1 220 000	R 8 000	R 1 224	R 606	R 6 170	6,07%	R 1 317 600	8%	R 171 640	14,07%
68 (Ground)	R 1 280 000	R 8 500	R 1 224	R 643	R 6 633	6,22%	R 1 382 400	8%	R 182 000	14,22%
70 (Upper)	R 1 260 000	R 8 200	R 1 260	R 643	R 6 297	6,00%	R 1 360 800	8%	R 176 368	14,00%
71 (FC Building)	R 1 240 000	R 8 200	R 1 278	R 630	R 6 292	6,09%	R 1 339 200	8%	R 174 699	14,09%
76 (Upper)	R 1 370 000	R 8 400	R 1 368	R 710	R 6 322	5,54%	R 1 479 600	8%	R 185 464	13,54%
76 (Ground)	R 1 430 000	R 8 900	R 1 368	R 744	R 6 788	5,70%	R 1 544 400	8%	R 195 860	13,70%
97 (GC)	R 1 745 000	R 10 500	R 1 746	R 918	R 7 836	5,39%	R 1 884 600	8%	R 233 631	13,39%
97 (SH)	R 1 845 000	R 11 000	R 1 746	R 998	R 8 256	5,37%	R 1 992 600	8%	R 246 676	13,37%
118	R 2 220 000	R 11 500	R 2 124	R 1 203	R 8 173	4,42%	R 2 397 600	8%	R 275 679	12,42%
121 (GC)	R 2 175 000	R 11 500	R 2 178	R 1 175	R 8 147	4,49%	R 2 349 000	8%	R 271 762	12,49%
121 (SH)	R 2 310 000	R 12 000	R 2 178	R 1 279	R 8 543	4,44%	R 2 494 800	8%	R 287 313	12,44%
124	R 2 330 000	R 12 000	R 2 232	R 1 291	R 8 477	4,37%	R 2 516 400	8%	R 288 118	12,37%
136	R 2 550 000	R 12 500	R 2 448	R 1 396	R 8 656	4,07%	R 2 754 000	8%	R 307 877	12,07%
142	R 2 655 000	R 12 700	R 2 556	R 1 487	R 8 657	3,91%	R 2 867 400	8%	R 316 280	11,91%
149	R 2 795 000	R 13 000	R 2 700	R 1 573	R 8 727	3,75%	R 3 018 600	8%	R 328 323	11,75%
165	R 3 110 000	R 13 800	R 2 970	R 1 708	R 9 122	3,52%	R 3 358 800	8%	R 358 267	11,52%
190	R 3 515 000	R 15 000	R 3 420	R 1 974	R 9 606	3,28%	R 3 796 200	8%	R 396 472	11,28%

MONTHLY CASHFLOW IMPLICATION IF BONDED FOR 20 YEARS AT PRIME INTEREST RATE

90% Bond

Assumptions: Income increase 8% p.a. Expenses increase 6% p.a. prime interest rate 10.25%

UNIT TYPE	TOTAL INCOME	TOTAL EXPENSES	MONTHLY BOND PAYMENT AT 90% BOND	SHORTFALL (-) / SURPLUS (+) YEAR 1	SHORTFALL (-) / SURPLUS (+) YEAR 2	SHORTFALL (-) / SURPLUS (+) YEAR 3
37	R 5 600	-R 940	-R 5 787	R -1 127	R -736	R -312
45 (Ground)	R 7 300	-R 1 208	-R 7 730	R -1 638	R -1 127	R -573
47 (FC Building)	R 6 800	-R 1 219	-R 7 245	R -1 664	R -1 193	R -683
68 (Upper)	R 8 000	-R 1 830	-R 10 778	R -4 608	R -4 078	R -3 503
68 (Ground)	R 8 500	-R 1 867	-R 11 309	R -4 675	R -4 107	R -3 492
70 (Upper)	R 8 200	-R 1 903	-R 11 132	R -4 835	R -4 293	R -3 705
71 (FC Building)	R 8 200	-R 1 908	-R 10 955	R -4 664	R -4 122	R -3 535
76 (Upper)	R 8 400	-R 2 078	-R 12 104	R -5 782	R -5 234	R -4 641
76 (Ground)	R 8 900	-R 2 112	-R 12 634	R -5 845	R -5 260	R -4 625
97 (GC)	R 10 500	-R 2 664	-R 15 417	R -7 581	R -6 901	R -6 163
97 (SH)	R 11 000	-R 2 744	-R 16 300	R -8 044	R -7 329	R -6 553
118	R 11 500	-R 3 327	-R 19 613	R -11 440	R -10 720	R -9 938
121 (GC)	R 11 500	-R 3 353	-R 19 216	R -11 069	R -10 350	R -9 570
121 (SH)	R 12 000	-R 3 457	-R 20 408	R -11 866	R -11 113	R -10 296
124	R 12 000	-R 3 523	-R 20 585	R -12 109	R -11 360	R -10 547
136	R 12 500	-R 3 844	-R 22 529	R -13 872	R -13 103	R -12 267
142	R 12 700	-R 4 043	-R 23 456	R -14 800	R -14 026	R -13 186
149	R 13 000	-R 4 273	-R 24 693	R -15 966	R -15 183	R -14 331
165	R 13 800	-R 4 678	-R 27 476	R -18 354	R -17 531	R -16 636
190	R 15 000	-R 5 394	-R 31 054	R -21 448	R -20 572	R -19 619

* Projected capital growth calculated at very conservative percentage of 8%

* Calculations based on self management - CSI management is available at 9%