

| Unit Type  | m <sup>2</sup> | Purchase Price | Projected Gross Rental Income | Gross Rental Return (excl capital growth) | Monthly Levies | Estimated Rates and Taxes | Net Rental Income | Net Rental Return (excl capital growth) | Projected Capital Growth (at 5% p.a.) | Total ROI (capital growth + net rental income p.a.) |
|--|----------------|----------------|-------------------------------|---|----------------|---------------------------|-------------------|---|---------------------------------------|---|
| <b>Apartments</b>  |                |                |                               |   |                |                           |                   |   |                                       |   |
| Apartment 1A   1 Bed, 1 Bath, Balcony + 1 Carport (Upper)                                    | 42             | R 1,099,000    | R 8,750                       | 9.6%                                      | R 1,386        | R 829                     | R 6,535           | 7.1%                                    | R 1,153,950                           | 5% R 133,370 12.1%                                  |
| Apartment 1B(S)   1 Bed, 1 Bath, Balcony + 1 Carport (Upper)                                 | 47             | R 1,250,000    | R 9,250                       | 8.9%                                      | R 1,551        | R 977                     | R 6,722           | 6.5%                                    | R 1,312,500                           | 5% R 143,164 11.5%                                  |
| Apartment 2A(i)   2 Beds, 1 Bath, Patio + 1 Carport (Ground)                                 | 64             | R 2,105,000    | R 14,000                      | 8.0%                                      | R 2,112        | R 1,812                   | R 10,076          | 5.7%                                    | R 2,210,250                           | 5% R 226,162 10.7%                                  |
| Apartment 2A(i)   2 Beds, 1 Bath, Patio + 1 Carport (Upper)                                  | 64             | R 1,680,000    | R 12,000                      | 8.6%                                      | R 2,112        | R 1,397                   | R 8,491           | 6.1%                                    | R 1,764,000                           | 5% R 185,892 11.1%                                  |
| Apartment 2B(ii)   2 Beds, 1 Bath, Balcony + 1 Carport (Upper)                               | 70             | R 2,080,000    | R 12,500                      | 7.2%                                      | R 2,310        | R 1,787                   | R 8,403           | 4.8%                                    | R 2,184,000                           | 5% R 204,836 9.8%                                   |
| Apartment 2B(iii)   2 Beds, 1 Bath, Balcony + 1 Carport (Upper)                              | 87             | R 2,375,000    | R 13,750                      | 6.9%                                      | R 2,871        | R 2,075                   | R 8,804           | 4.4%                                    | R 2,493,750                           | 5% R 224,398 9.4%                                   |
| Apartment 2C   2 Beds, 1 Bath, Balcony + 1 Carport (Upper)                                   | 102            | R 2,750,000    | R 15,500                      | 6.8%                                      | R 3,366        | R 2,442                   | R 9,692           | 4.2%                                    | R 2,887,500                           | 5% R 253,804 9.2%                                   |
| Penthouse 2D(i)   2 Beds, 2 Baths, Study, Balcony + 2 Carports                               | 111            | R 3,465,000    | R 19,000                      | 6.6%                                      | R 3,663        | R 3,140                   | R 12,197          | 4.2%                                    | R 3,638,250                           | 5% R 319,614 9.2%                                   |
| Penthouse 2D(ii)   2 Beds, 2 Baths, Study, Balcony + 2 Carports                              | 144            | R 3,760,000    | R 21,000                      | 6.7%                                      | R 4,752        | R 3,428                   | R 12,820          | 4.1%                                    | R 3,948,000                           | 5% R 341,840 9.1%                                   |
| <b>Houses</b>  |                |                |                               |   |                |                           |                   |   |                                       |   |
| House 1A   1 Bed, 1 Bath, Covered Patio + 1 Carport  | 60             | R 1,980,000    | R 12,500                      | 7.6%                                      | R 1,980        | R 1,690                   | R 8,830           | 5.4%                                    | R 2,079,000                           | 5% R 204,960 10.4%                                  |
| House 1B   1 Bed, 1 Bath, Covered Patio + 1 Carport  | 59             | R 1,950,000    | R 12,500                      | 7.7%                                      | R 1,947        | R 1,660                   | R 8,893           | 5.5%                                    | R 2,047,500                           | 5% R 204,216 10.5%                                  |
| House 2A   2 Beds, 1 Bath, Covered Patio + 1 Carport   | 69             | R 2,275,000    | R 14,500                      | 7.6%                                      | R 2,277        | R 1,978                   | R 10,245          | 5.4%                                    | R 2,388,750                           | 5% R 236,690 10.4%                                  |
| House 2B   2 Beds, 1 Bath, Covered Patio + 1 Carport   | 67             | R 2,215,000    | R 14,500                      | 7.9%                                      | R 2,211        | R 1,919                   | R 10,370          | 5.6%                                    | R 2,325,750                           | 5% R 235,190 10.6%                                  |
| House 2C   2 Beds, 1 Bath, Scullery, Covered Patio + 1 Carport                               | 97             | R 2,620,000    | R 16,500                      | 7.6%                                      | R 3,201        | R 2,315                   | R 10,984          | 5.0%                                    | R 2,751,000                           | 5% R 262,808 10.0%                                  |
| House 2D   2 Beds, 1.5 Baths, Covered Patio + 1 Garage                                       | 111            | R 2,995,000    | R 18,000                      | 7.2%                                      | R 3,663        | R 2,681                   | R 11,656          | 4.7%                                    | R 3,144,750                           | 5% R 289,622 9.7%                                   |
| House 2D   2 Beds, 2 Baths, Covered Patio + 1 Garage   | 118            | R 3,185,000    | R 19,000                      | 7.2%                                      | R 3,894        | R 2,867                   | R 12,239          | 4.6%                                    | R 3,344,250                           | 5% R 306,118 9.6%                                   |
| House 2D   2 Beds, 2 Baths, Built-in Braai, Covered Patio + Double Garage                    | 137            | R 3,630,000    | R 21,000                      | 6.9%                                      | R 4,521        | R 3,301                   | R 13,178          | 4.4%                                    | R 3,811,500                           | 5% R 339,636 9.4%                                   |
| House 3A   3 Beds, 2 Baths, Covered Patio + Double Carport                                   | 84             | R 2,685,000    | R 17,000                      | 7.6%                                      | R 2,772        | R 2,378                   | R 11,850          | 5.3%                                    | R 2,819,250                           | 5% R 276,450 10.3%                                  |
| House 3B   3 Beds, 2 Baths, Built-in Braai, Covered Patio + Single Garage                    | 128            | R 3,390,000    | R 20,000                      | 7.1%                                      | R 4,224        | R 3,067                   | R 12,709          | 4.5%                                    | R 3,559,500                           | 5% R 322,008 9.5%                                   |
| House 3C   3 Beds, 2 Baths, Built-in Braai, Covered Patio + Double Garage                    | 150            | R 3,975,000    | R 21,500                      | 6.5%                                      | R 4,950        | R 3,638                   | R 12,912          | 3.9%                                    | R 4,173,750                           | 5% R 353,694 8.9%                                   |
| House 3E   3 Beds, 2 Baths, Scullery, Built-in Braai, Covered Patio + Double Garage          | 171            | R 5,030,000    | R 23,000                      | 5.5%                                      | R 5,643        | R 4,668                   | R 12,689          | 3.0%                                    | R 5,281,500                           | 5% R 403,768 8.0%                                   |
| House 3F   3 Beds, 2 Baths, Scullery, Built-in Braai, Covered Patio + Double Garage          | 174            | R 4,610,000    | R 23,500                      | 6.1%                                      | R 5,742        | R 4,258                   | R 13,500          | 3.5%                                    | R 4,840,500                           | 5% R 392,500 8.5%                                   |
| House 3G   3 Beds, 2 Baths, Scullery, Built-in Braai, Covered Patio + Double Garage          | 181            | R 5,545,000    | R 24,000                      | 5.2%                                      | R 5,973        | R 5,171                   | R 12,856          | 2.8%                                    | R 5,822,250                           | 5% R 431,522 7.8%                                   |
| House 3I   3 Beds, 2 Baths, Scullery, Built-in Braai, Covered Patio + Double Garage          | 189            | R 5,010,000    | R 24,500                      | 5.9%                                      | R 6,237        | R 4,649                   | R 13,614          | 3.3%                                    | R 5,260,500                           | 5% R 413,868 8.3%                                   |
| House 3J   3 Beds, 2 Baths, Scullery, Study, Built-in Braai, Covered Patio + Double Garage   | 193            | R 5,115,000    | R 24,750                      | 5.8%                                      | R 6,369        | R 4,751                   | R 13,630          | 3.2%                                    | R 5,370,750                           | 5% R 419,310 8.2%                                   |
| House 3K   3 Beds, 2 Baths, Scullery, Study, Built-in Braai, Covered Patio + Double Garage   | 195            | R 5,170,000    | R 25,500                      | 5.9%                                      | R 6,435        | R 4,805                   | R 13,760          | 3.2%                                    | R 5,428,500                           | 5% R 423,620 8.2%                                   |
| House 3L   3 Beds, 2 Baths, Scullery, Study, Built-in Braai, Covered Patio + Double Garage   | 212            | R 6,265,000    | R 27,000                      | 5.2%                                      | R 6,996        | R 5,875                   | R 14,129          | 2.7%                                    | R 6,578,250                           | 5% R 482,798 7.7%                                   |
| House 3M   3 Beds, 2.5 Baths, Scullery, Study, Built-in Braai, Covered Patio + Double Garage | 223            | R 6,295,000    | R 29,000                      | 5.5%                                      | R 7,359        | R 5,904                   | R 14,737          | 2.8%                                    | R 6,609,750                           | 5% R 491,594 7.8%                                   |
| House 3N   3 Beds, 2.5 Baths, Scullery, Study, Built-in Braai, Covered Patio + Double Garage | 229            | R 5,955,000    | R 29,500                      | 5.9%                                      | R 7,557        | R 5,572                   | R 16,871          | 3.4%                                    | R 6,252,750                           | 5% R 500,202 8.4%                                   |

Projected capital growth based on long term average of 5% p.a. achieved in historic estates. Monthly rental income based on the average projected rate/m<sup>2</sup> for retirement estates. Calculations based on self-management and cash purchase.