

SANDTON



2·1·9·6

ONE BED PRESIDENTIAL CORNER APARTMENT

- PAYMENT PLAN -



CASH BUYER

PURCHASE PRICE:

R3 285 000.00 Vat Inclusive

10% Deposit: (In 7 days) R328,00.00
90% Cash: (Balance due 60-90 days) R2 956 500.00
Projected Legal Fees: +/- R57 500.00
Furniture Pack: R398 000.00

Total Investment: **R3 740 500.00** Vat Inclusive

INCOME

Projected Daily Rental Rates: +/- R3 500.00 Per day x 20 days
Projected Monthly Gross Income: +/- R70 000.00

PROJECTED MONTHLY EXPENSES

Levies: (+/- R2 800.00)
Rates: (+/- R2 000.00)
Projected Utilities: (+/- R2 500.00)
Projected Maintenance: (+/- R3 800.00)
Monthly Management fee: (+/- R5 850.00)

Projected Monthly Net Income: +/- R53 050.00
Projected Returns: +/- 13-15 %

PURCHASE PRICE:

R3 385 000.00 Vat Inclusive

10% Deposit: (In 7days) R338 500.00
90% Cash: (Balance due 60-90 days) R3 046 500.00
Projected Legal Fees: R+/- R57 500.00
Furniture Pack: R398 000.00

Total Investment: **R3 840 500.00** Vat Inclusive

INCOME

Projected Daily Rental Rates: +/- R3 600.00 Per day x 20 days
Projected Monthly Income: +/- R72 000.00

PROJECTED MONTHLY EXPENSES

Levies: (+/- R2 800.00)
Rates: (+/- R2 000.00)
Projected Utilities: (+/- R2 500.00)
Projected Maintenance: (+/- R3 800.00)
Monthly Management fee: (+/- R5 850.00)

Projected Monthly Net Income: +/- R55 050.00
Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R3 450 000.00** Vat Inclusive

10% Deposit: (In 7 days)	R345 000.00
90% Cash: (Balance due in 60-90 days)	R3 105.000.00
Projected Legal Fees:	+/- R60 000.00
Furniture Pack:	R398 000.00

Total Investment: R3 980 000.00 Vat Inclusive**INCOME**

Projected Daily Rental Rates:	+/- R3 700.00 Per day x 20 days
Projected Monthly Income:	+/- R74 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R2 800.00)
Rates:	(+/- R2 000.00)
Projected Utilities:	(+/- R2 500.00)
Projected Maintenance:	(+/- R3 800.00)
Monthly Management fee:	(+/- R5 850.00)

Projected Monthly Net Income: +/- R57 050.00

Projected Returns: +/- 13-15 %

- Monthly Management fee
- Advertise extensively on various platforms
- 24 hrs Staff to book clients in and out
- Entry and Exist inspection
- Daily top up Supply: Tea/ Coffee/ Water/ Toilet paper / Soap etc
- Daily clean the unit : make beds / wash dishes etc
- Every 3rd day fresh Linen and Towels

90% BOND

PURCHASE PRICE:

R3 285 000.00 Vat Inclusive

10% Deposit: (In 7days)	R328 500.00
90% Bond: (Jacques from Elcasa will assist)	R2 956.500.00
Projected Legal Fees:	+/- R57 500.00
Projected Bond Costs:	+/- R60 000.00
Furniture Pack :	R398 000.00

Total Investment: **R3 800 500.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R3 500.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R70 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R2 800.00)
Rates :	(+/- R2 000.00)
bond repayment :	(+/- R32 039.00)
Projected Utilities:	(+/- R2 500.00)
Projected Maintenance:	(+/- R3 800.00)
Monthly Management fee:	(+/- R5 850.00)

Projected Monthly Net Income : **+/- R21 011.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:

R3 385 000.00 Vat Inclusive

10% Deposit: (In 7 days)	R338 500.00
90% Bond: (Jacques from Elcasa will assist)	R3 046.500.00
Projected Legal Fees:	+/- R57 500.00
Projected Bond Costs:	+/- R60 000.00
Furniture Pack :	R398 000.00

Total Investment: **R3 900 500.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R 3 600.00 Per day x 20 days
Projected Monthly Gross Income	+/- R72 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R2 800.00)
Rates :	(+/- R2 000.00)
bond repayment :	(+/- R33 649.00)
Projected Utilities:	(+/- R2 500.00)
Projected Maintenance:	(+/- R3 800.00)
Monthly Management fee:	(+/- R5 850.00)

Projected Monthly Net Income : **+/- R21 401.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R3 450,000.00** Vat Inclusive

10% Deposit: (In 7days)	R345 000.00
90% Bond: (Jacques from Elcasa will assist)	R3 105 000.00
Projected Legal Fees:	+/- R60 000.00
Projected Bond Costs:	+/- R62 000.00
Furniture Pack :	R398 000.00

Total Investment: R3 970 000.00 Vat Inclusive**INCOME**

Projected Daily Rental Rates:	+/- R3 700.00 Per day x 20 days
Projected Monthly Gross Income	+/- R74 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R2 800.00)
Rates :	(+/- R2 000.00)
bond repayment :	(+/- R33 649.00)
Projected Utilities:	(+/- R2 500.00)
Projected Maintenance:	(+/- R3 800.00)
Monthly Management fee:	(+/- R5 850.00)

Projected Monthly Net Income : +/- R23 401.00

Projected Returns: +/- 13-15 %

- Monthly Managment fee
- Advertise extensively on various platforms
- 24 hrs Staff to book clients in and out
- Entry and Exist inspection
- Daily top up Supply: Tea/ Coffee/ Water/Toilet paper /Soap etc
- Daily clean the unit : make beds /wash dishes etc
- Every 3rd day fresh Linen and Towels

50% BOND

PURCHASE PRICE:

R3 285 000.00 Vat Inclusive

10% Deposit: (In 7days)	R328 500.00
40% Cash: (Balance due in 60-90 days)	R1 314 000.00
50% Bond: (Jacques from Elcasa will assist)	R1 642 500.00
Projected Legal Fees:	+/- R57 500.00
Projected Bond Costs:	+/- R30 000.00
Furniture Pack:	R398 000.00

Total Investment: **R3 770 500.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R3 500.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R70 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R2 800.00)
Rates :	(+/- R2 000.00)
bond repayment :	(+/- R32 039.00)
Projected Utilities:	(+/- R2 500.00)
Projected Maintenance:	(+/- R3 800.00)
Monthly Management fee:	(+/- R5 850.00)

Projected Monthly Net Income : **+/- R21 011.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:

R3 385,000.00 Vat Inclusive

10% Deposit: (In 7days)	R338 500.00
40% Cash: (Balance due in 60-90 days)	R1 354 000.00
50% Bond: (Jacques from Elcasa will assist)	R1 692 000.00
Projected Legal Fees:	+/- R57 500.00
Projected Bond Costs:	+/- R30 000.00
Furniture Pack :	R398 000.00

Total Investment: **R3 870 500.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R3 700.00 Per day x 20 days
Projected Monthly Gross Income	+/- R74 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R2 800.00)
Rates :	(+/- R2 000.00)
bond repayment :	(+/- R33 015.00)
Projected Utilities:	(+/- R2 500.00)
Projected Maintenance:	(+/- R3 800.00)
Monthly Management fee:	(+/- R5 850.00)

Projected Monthly Net Income : **+/- R24 035.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R3 450 000.00** Vat Inclusive

10% Deposit: (In 7days)	R345 000.00
40% Cash: (Balance due in 60-90 days)	R1 380 000.00
50% Bond: (Jacques from Elcasa will assist)	R1 725 000.00
Projected Legal Fees:	+/- R40 000.00
Projected Bond Costs:	+/- R42,000.00
Furniture Pack :	R398 000.00

Total Investment: R3 546 000.00 Vat Inclusive**INCOME**

Projected Daily Rental Rates:	+/- R3 800.00 Per day x 20 days
Projected Monthly Gross Income	+/- R76 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R2 800.00)
Rates :	(+/- R2 000.00)
bond repayment :	(+/- R18 694.00)
Projected Utilities:	(+/- R2 500.00)
Projected Maintenance:	(+/- R3 800.00)
Monthly Management fee:	(+/- R5 850.00)

Projected Monthly Net Income : +/- R40 356.00

Projected Returns: +/- 13-15 %

- Monthly Managment fee
- Advertise extensively on various platforms
- 24 hrs Staff to book clients in and out
- Entry and Exist inspection
- Daily top up Supply: Tea/ Coffee/ Water/Toilet paper /Soap etc
- Daily clean the unit : make beds /wash dishes etc
- Every 3rd day fresh Linen and Towels