

SANDTON



2-1-9-6

ONE BED DESIGNER APARTMENT

- PAYMENT PLAN -



CASH BUYER

PURCHASE PRICE:

R1 875 000.00 Vat Inclusive

10% Deposit: (In 7days)	R187 500.00
90% Cash: (Balance due 60-90 days)	R1 687 500.00
Projected Legal Fees:	+/- R42 000.00
Furniture Pack:	R278 000.00

Total Investment: **R2 195 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R2 200.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R44 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates:	(+/- R1 300.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income: +/- R31 750.00

Projected Returns: +/- 13-15 %

PURCHASE PRICE:

R1 975 000.00 Vat Inclusive

10% Deposit: (In 7days)	R197 500.00
90% Cash: (Balance due 60-90 days)	R1 777 500.00
Projected Legal Fees:	R+/- R42 000.00
Furniture Pack:	R278 000.00

Total Investment: **R2 295 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R2 300.00 Per day x 20 days
Projected Monthly Income:	+/- R46 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates:	(+/- R1 300.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income: +/- R33 750.00

Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R2 085 000.00** Vat Inclusive

10% Deposit: (In 7 days)	R208,00.00
90% Cash: (Balance due in 60-90 days)	R1 876,500.00
Projected Legal Fees:	+/- R45 000.00
Furniture Pack:	R278 000.00

Total Investment: **R2 408 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R2 400.00 Per day x 20 days
Projected Monthly Income:	+/- R48 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates:	(+/- R1 300.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income: +/- R35 750.00

Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R2 195 000.00** Vat Inclusive

10% Deposit : (In 7 days)	R219 500.00
90% Cash : (Balance due in 60-90 days)	R1 975 000.00
Projected Legal Fees:	+/- R45,000.00
Furniture Pack :	R278 000.00

Total Investment: **R2 518 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R2 500.00 Per day x 20 days
Projected Monthly Income:	+/- R50 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1,800.00)
Rates:	(+/- R1 300.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income: +/- R37 750.00

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:

R1 875 000.00 Vat Inclusive

10% Deposit: (In 7days)	R187 500.00
90% Bond: (Jacques from Elcasa will assist)	R1 687 500.00
Projected Legal Fees:	+/- R42 000.00
Projected Bond Costs:	+/- R44 000.00
Furniture Pack:	R278 000.00

Total Investment: **R2 239 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R2 200.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R44 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates:	(+/- R1 300.00)
bond repayment :	(+/- R18 288.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income : **+/- R13 462.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:

R1 975 000.00 Vat Inclusive

10% Deposit: (In 7 days)	R197 500.00
90% Bond: (Jacques from Elcasa will assist)	R1 777 500.00
Projected Legal Fees:	+/- R42 000.00
Projected Bond Costs:	+/- R44 000.00
Furniture Pack :	R278 000.00

Total Investment: **R2 339 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R2 300.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R46 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates:	(+/- R1 300.00)
bond repayment :	(+/- R19 262.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income : **+/- R14 488.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R2 085 000.00** Vat Inclusive

10% Deposit: (In 7days)	R208 500.00
90% Bond: (Jacques from Elcasa will assist)	R1,876 500.00
Projected Legal Fees:	+/- R45 000.00
Projected Bond Costs:	+/- R47 000.00
Furniture Pack :	R278 000.00

Total Investment: **R2 455 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R2 400.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R48 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates :	(+/- R1 300.00)
bond repayment :	(+/- R20 335.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income : +/- **R15 415.00**
 Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R2 195 000.00** Vat Inclusive

10% Deposit: (In 7 days)	R219 500.00
90% Bond: (Jacques from Elcasa will assist)	R1 975 000.00
Projected Legal Fees:	+/- R45 000.00
Projected Bond Costs:	+/- R47 000.00
Furniture Pack :	R278 000.00

Total Investment: **R2 565 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R 2 500.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R50 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates :	(+/- R1 300.00)
bond repayment :	(+/- R20 335.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income : +/- **R17 415.00**
 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

50% BOND

PURCHASE PRICE:

RI 875 000.00 Vat Inclusive

10% Deposit: (In 7days)	R187 500.00
40% Cash: (Balance due in 60-90 days)	R750 000.00
50% Bond: (Jacques from Elcasa will assist)	R937 500.00
Projected Legal Fees:	+/- R42 000.00
Projected Bond Costs:	+/- R22 000.00
Furniture Pack :	R278 000.00

Total Investment: **R2 217 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R 2 200.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R44 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates :	(+/- R1 300.00)
bond repayment :	(+/- R10 159.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income : +/- **R21 591.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:

RI 975 000.00 Vat Inclusive

10% Deposit: (In 7days)	R197 500.00
40% Cash: (Balance due in 60-90 days)	R790 000.00
50% Bond: (Jacques from Elcasa will assist)	R987 500.00
Projected Legal Fees:	+/- R42 000.00
Projected Bond Costs:	+/- R22 000.00
Furniture Pack :	R278 000.00

Total Investment: **R2 317 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R2 300.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R46 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates :	(+/- R1 300.00)
bond repayment :	(+/- R10 701.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income : +/- **R23 049.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R2 085 000.00** Vat Inclusive

10% Deposit: (In 7days)	R208 500.00
40% Cash: (Balance due in 60-90 days)	R834 000.00
50% Bond: (Jacques from Elcasa will assist)	R1 042 500.00
Projected Legal Fees:	+/- R45 000.00
Projected Bond Costs:	+/- R23 500.00
Furniture Pack :	R278 000.00

Total Investment: **R2 386 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R2 400.00 Per day x 20 days
Projected Monthly Gross Income	+/- R48 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates:	(+/- R1 300.00)
bond repayment :	(+/- R11 297.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income : **+/- R24 453.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R2 195 000.00** Vat Inclusive

10% Deposit: (In 7days)	R219 500.00
40% Cash: (Balance due in 60-90 days)	R878 000.00
50% Bond: (Jacques from Elcasa will assist)	R1 097 500.00
Projected Legal Fees:	+/- R45 000.00
Projected Bond Costs:	+/- R23 500.00
Furniture Pack :	R278 000.00

Total Investment: **R2 541 500.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R2 500.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R50 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R1 800.00)
Rates :	(+/- R1 300.00)
bond repayment :	(+/- R11 893.00)
Projected Utilities:	(+/- R1 800.00)
Projected Maintenance:	(+/- R2 500.00)
Monthly Management fee:	(+/- R4 850.00)

Projected Monthly Net Income : **+/- R25 857.00**

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