

SANDTON



2-1-9-6

TWO BED PREMIER DELUXE APARTMENT

- PAYMENT PLAN -



## CASH BUYER

### PURCHASE PRICE:

**R5 680 000.00** Vat Inclusive (R2 195 000 + R3 485 000)

10% Deposit: ( In 7 days )	R568 00.00
90% Cash: (Balance due 60-90 days)	R5 112 000.00
Projected Legal Fees:	+/- R105 000.00
Furniture Pack:	R676 000.00

Total Investment: **R6 461 000.00** Vat Inclusive

### INCOME

Projected Daily Rental Rates:	+/- R6 300.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R126 000.00

### PROJECTED MONTHLY EXPENSES

Levies:	(+/- R4 600.00 )
Rates:	(+/- R3 300.00 )
Projected Utilities:	(+/- R4 300.00 )
Projected Maintenance:	(+/- R6 300.00 )
Monthly Management fee:	(+/- R10 700.00 )

**Projected Monthly Net Income:** +/- **R96 800.00**

Projected Returns: +/- 13-15 %

## 90% BOND

### PURCHASE PRICE:

**R5 680 000.00** Vat Inclusive (R2 195 000 + R3 485 000)

10% Deposit: ( In 7days )	R568 00.00
90% Bond: ( Jacques from Elcasa will assist )	R5 112 000.00
Projected Legal Fees:	+/- R105 000.00
Projected Bond Costs:	+/- R109 000.00
Furniture Pack:	R676 000.00

Total Investment: **R6 570 000.00** Vat Inclusive

### INCOME

Projected Daily Rental Rates:	+/- R6 300.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R126 000.00

### PROJECTED MONTHLY EXPENSES

Levies:	(+/- R4 600.00 )
Rates :	(+/- R3 300.00 )
Bond repayment :	(+/- R55 398.00 )
Projected Utilities:	(+/- R4 300.00 )
Projected Maintenance:	(+/- R6 300.00 )
Monthly Management fee:	(+/- R10 700.00 )

**Projected Monthly Net Income :** +/- **R41 402.00**

Projected Returns: +/- 13-15 %

# 50% BOND

## PURCHASE PRICE:

**R5 680 000.00** Vat Inclusive (R2 195 000 + R3 485 000)

10% Deposit: ( In 7days )	R568 00.00
40% Cash: ( Balance due in 60-90 days )	R2 272 000.00
50% Bond: ( Jacques from Elcasa will assist )	R2 840 000.00
Projected Legal Fees:	+/- R105 000.00
Projected Bond Costs:	+/- R109 000.00
Furniture Pack:	R676 000.00

Total Investment: **R6 670 000.00** Vat Inclusive

## INCOME

Projected Daily Rental Rates:	+/- R6 300.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R126 000.00

## PROJECTED MONTHLY EXPENSES

Levies:	(+/- R4 600.00 )
Rates :	(+/- R3 300.00 )
Bond repayment :	(+/- R30 776.00 )
Projected Utilities:	(+/- R4 300.00 )
Projected Maintenance:	(+/- R6 300.00 )
Monthly Management fee:	(+/- R11 350.00 )

**Projected Monthly Net Income :** **+/- R65 374.00**

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