

SANDTON



2-1-9-6

TWO BED DUO APARTMENT

- PAYMENT PLAN -



CASH BUYER

PURCHASE PRICE:

R3 950 000.00 Vat Inclusive (R1 975 000 + R1 975 000)

10% Deposit: (In 7 days)	R395 00.00
90% Cash: (Balance due 60-90 days)	R3 555 500.00
Projected Legal Fees:	+/- R84 000.00
Furniture Pack:	R556 000.00

Total Investment: **R4 590 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R4 400.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R88 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R3 600.00)
Rates:	(+/- R2 600.00)
Projected Utilities:	(+/- R3 600.00)
Projected Maintenance:	(+/- R5 000.00)
Monthly Management fee:	(+/- R9 700.00)

Projected Monthly Net Income: +/- R63 500.00

Projected Returns: +/- 13-15 %

PURCHASE PRICE:

R4 170 000.00 Vat Inclusive (R2 085 000 + R2 085 000)

10% Deposit: (In 7days)	R417 000.00
90% Cash: (Balance due 60-90 days)	R3 753 000.00
Projected Legal Fees:	R+/- R90 000.00
Furniture Pack:	R556 000.00

Total Investment: **R4 816 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R4 600.00 Per day x 20 days
Projected Monthly Income:	+/- R92 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R3 600.00)
Rates:	(+/- R2 600.00)
Projected Utilities:	(+/- R3 600.00)
Projected Maintenance:	(+/- R5 000.00)
Monthly Management fee:	(+/- R9 700.00)

Projected Monthly Net Income: +/- R67 500.00

Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R4 390 000.00** Vat Inclusive (R2 195 000 + R2 195 000)

10% Deposit: (In 7 days)	R439 00.00
90% Cash: (Balance due 60-90 days)	R3 951 000.00
Projected Legal Fees:	+/- R90 000.00
Furniture Pack:	R556 000.00

Total Investment: R5 036 000.00 Vat Inclusive**INCOME**

Projected Daily Rental Rates:	+/- R4 800.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R96 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R3 600.00)
Rates:	(+/- R2 600.00)
Projected Utilities:	(+/- R3 600.00)
Projected Maintenance:	(+/- R5 000.00)
Monthly Management fee:	(+/- R9 700.00)

Projected Monthly Net Income: +/- R71 500.00

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 950 000.00 Vat Inclusive (R1 975 000 + R1 975 000)

10% Deposit: (In 7days)	R395 000.00
90% Bond: (Jacques from Elcasa will assist)	R3 555 000.00
Projected Legal Fees:	+/- R84 000.00
Projected Bond Costs:	+/- R88 000.00
Furniture Pack:	R556 000.00

Total Investment: **R4 678 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R4 600.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R92 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R3 600.00)
Rates :	(+/- R2 600.00)
Bond repayment :	(+/- R38 525.00)
Projected Utilities:	(+/- R3 600.00)
Projected Maintenance:	(+/- R5 000.00)
Monthly Management fee:	(+/- R9 700.00)

Projected Monthly Net Income : +/- **R28 975.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:

R4 170 000.00 Vat Inclusive (R2 085 000 + R2 085 000)

10% Deposit: (In 7 days)	R417 000.00
90% Bond: (Jacques from Elcasa will assist)	R3 753 000.00
Projected Legal Fees:	+/- R90 000.00
Projected Bond Costs:	+/- R94 000.00
Furniture Pack:	R556 000.00

Total Investment: **R4 910 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R 4 600.00 Per day x 20 days
Projected Monthly Gross Income	+/- R92 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R3 600.00)
Rates :	(+/- R2 600.00)
Bond repayment :	(+/- R40 671.00)
Projected Utilities:	(+/- R3 600.00)
Projected Maintenance:	(+/- R5 000.00)
Monthly Management fee:	(+/- R9 700.00)

Projected Monthly Net Income : +/- **R26 829.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R4 390 000.00** Vat Inclusive (R2 195 000 + R2 195 000)

10% Deposit: (In 7days)	R439 000.00
90% Bond: (Jacques from Elcasa will assist)	R3 951 000.00
Projected Legal Fees:	+/- R90 000.00
Projected Bond Costs:	+/- R94 000.00
Furniture Pack:	R556 000.00

Total Investment: R5 130 000.00 Vat Inclusive**INCOME**

Projected Daily Rental Rates:	+/- R5 000.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R100 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R3 600.00)
Rates :	(+/- R2 600.00)
Bond repayment :	(+/- R42 817.00)
Projected Utilities:	(+/- R3 600.00)
Projected Maintenance:	(+/- R5 000.00)
Monthly Management fee:	(+/- R9 700.00)

Projected Monthly Net Income : +/- R32 683.00

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:

R3 950 000.00 Vat Inclusive (R1 975 000 + R1 975 000)

10% Deposit: (In 7days)	R395 000.00
40% Cash: (Balance due in 60-90 days)	R1 580 000.00
50% Bond: (Jacques from Elcasa will assist)	R1 975 000.00
Projected Legal Fees:	+/- R84 000.00
Projected Bond Costs:	+/- R44 000.00
Furniture Pack:	R556 000.00

Total Investment: **R4 634 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R4 600.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R92 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R3 600.00)
Rates :	(+/- R2 600.00)
Bond repayment :	(+/- R22 595.00)
Projected Utilities:	(+/- R3 600.00)
Projected Maintenance:	(+/- R5 000.00)
Monthly Management fee:	(+/- R9 700.00)

Projected Monthly Net Income : **+/- R44 905.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:

R4 170 000.00 Vat Inclusive (R2 085 000 + R2 085 000)

10% Deposit: (In 7days)	R417 000.00
40% Cash: (Balance due in 60-90 days)	R1 668 000.00
50% Bond: (Jacques from Elcasa will assist)	R2 085 000.00
Projected Legal Fees:	+/- R90000.00
Projected Bond Costs:	+/- R47 000.00
Furniture Pack :	R556 000.00

Total Investment: **R4 910 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R4 800.00 Per day x 20 days
Projected Monthly Gross Income	+/- R96 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R3 600.00)
Rates :	(+/- R2 600.00)
Bond repayment :	(+/- R23 595.00)
Projected Utilities:	(+/- R3 600.00)
Projected Maintenance:	(+/- R5 000.00)
Monthly Management fee:	(+/- R9 700.00)

Projected Monthly Net Income : **+/- R47 905.00**

Projected Returns: +/- 13-15 %

PURCHASE PRICE:**R4 390 000.00** Vat Inclusive (R2 195 000 + R2 195 000)

10% Deposit: (In 7days)	R439 000.00
40% Cash: (Balance due in 60-90 days)	R1 580 000.00
50% Bond: (Jacques from Elcasa will assist)	R2 195 000.00
Projected Legal Fees:	+/- R90 000.00
Projected Bond Costs:	+/- R47 000.00
Furniture Pack:	R556 000.00

Total Investment: R5 083 000.00 Vat Inclusive**INCOME**

Projected Daily Rental Rates:	+/- R5 000.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R100 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R3 600.00)
Rates :	(+/- R2 600.00)
Bond repayment :	(+/- R23 595.00)
Projected Utilities:	(+/- R3 600.00)
Projected Maintenance:	(+/- R5 000.00)
Monthly Management fee:	(+/- R9 700.00)

Projected Monthly Net Income : +/- R51 905.00

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