

SANDTON



2·1·9·6

THREE/FOUR BED ROYAL PENTHOUSE SUITE

- PAYMENT PLAN -



CASH BUYER

PURCHASE PRICE:

R 1 895 000.00 Vat Inclusive

10% Deposit: (In 7 days)	R 189 500.00
90% Cash: (Balance due 60-90 days)	R 10 705 500.00
Projected Legal Fees:	+/- R 115 000.00
Furniture Pack:	R 1 875 000.00

Total Investment: **R 13 885 000.00** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R 15 000.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R 300 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R 9 000.00)
Rates:	(+/- R 5 600.00)
Projected Utilities:	(+/- R 4 500.00)
Projected Maintenance:	(+/- R 13 985.00)
Monthly Management fee:	(+/- R 12 850.00)

Projected Monthly Net Income: +/- **R 254 065.00**

Projected Returns: +/- 13-15 %

90% BOND

PURCHASE PRICE:

R 1 895 000.00 Vat Inclusive

10% Deposit: (In 7days)	R 189 500.00
90% Bond: (Jacques from Elcasa will assist)	R 10 705 500.00
Projected Legal Fees:	+/- R 114 903.79
Projected Bond Costs:	+/- R 98 000.00
Furniture Pack:	R 1 875 000.00

Total Investment: **R 13 982 903.79** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R 15 000.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R 300 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R 9 000.00)
Rates:	(+/- R 5 600.00)
Projected Utilities:	(+/- R 4 500.00)
Bond repayment:	(+/- R 116 016.00)
Projected Maintenance:	(+/- R 13 985.00)
Monthly Management fee:	(+/- R 12 850.00)

Projected Monthly Net Income : +/- **R 138 049.00**

Projected Returns: +/- 13-15 %

50% BOND

PURCHASE PRICE:

R11 895 000.00 Vat Inclusive

10% Deposit: (In 7 days)	R1 189 500.00
40% Cash: (Balance due in 60-90 days)	R4 758 000.00
50% Bond: (Jacques from Elcasa will assist)	R5 947 500.00
Projected Legal Fees:	+/- R114 903.79
Projected Bond Costs:	+/- R79 000.00
Furniture Pack:	R1 875 000.00

Total Investment: **R13 963 903.79** Vat Inclusive

INCOME

Projected Daily Rental Rates:	+/- R15 000.00 Per day x 20 days
Projected Monthly Gross Income:	+/- R300 000.00

PROJECTED MONTHLY EXPENSES

Levies:	(+/- R9 000.00)
Rates :	(+/- R5 600.00)
Bond repayment :	(+/- R64 453.00)
Projected Utilities:	(+/- R4 500.00)
Projected Maintenance:	(+/- R13 985.00)
Monthly Management fee:	(+/- R12 850.00)

Projected Monthly Net Income : **+/- R189 612.00**
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