

INVESTMENT ANALYSIS

Price

R987,350



Silverviews, Haasendal
Estate

SILVERVIEWS



STUDIO



CLUBHOUSE



LIFT ACCESS



HOUSE OF REALTORS
GATEWAY TO RESIDENTIAL & COMMERCIAL PROPERTY



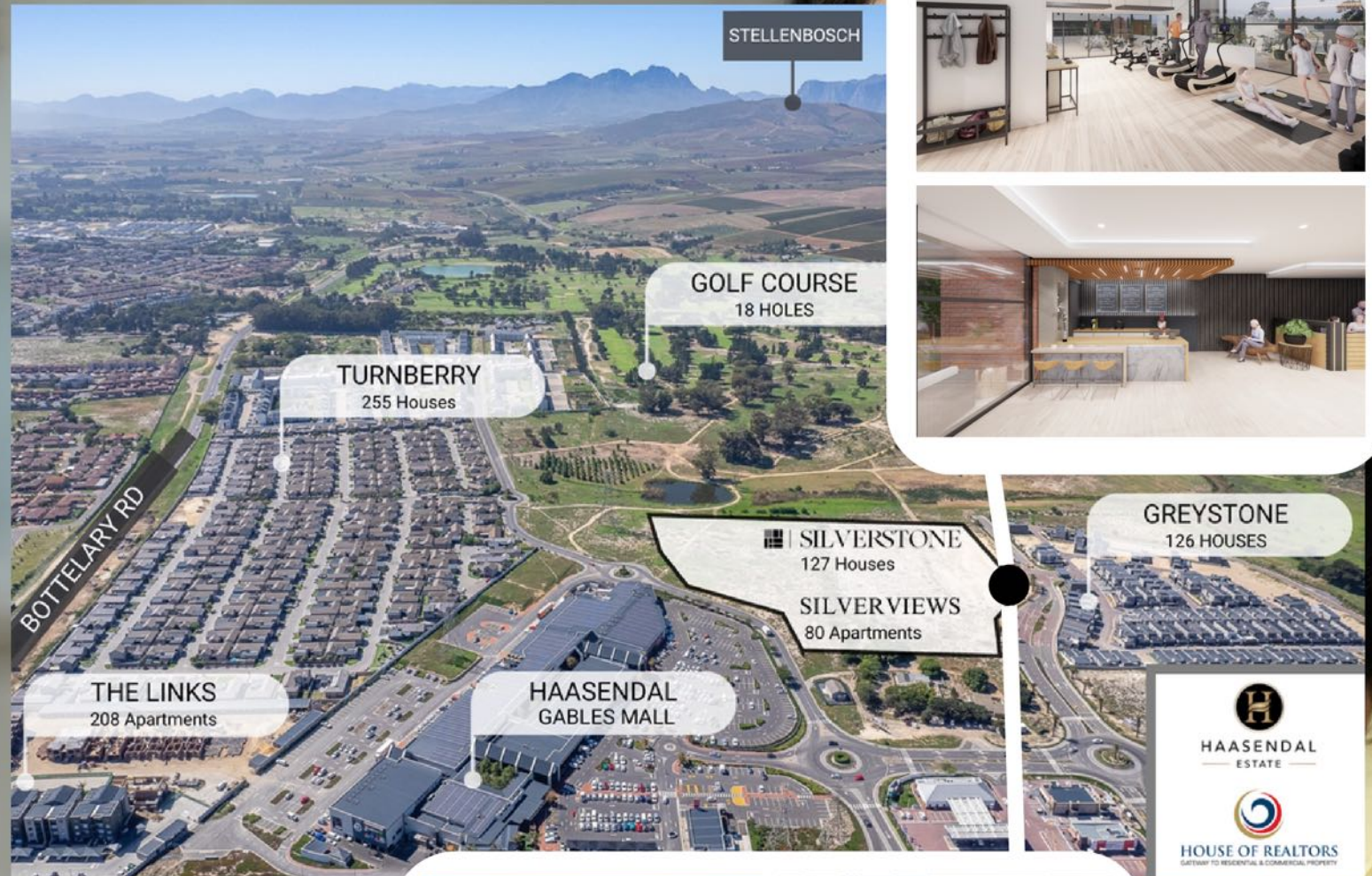
ANTON MULDER
CONSTRUCTION



HAASENDAL
ESTATE

Location in Haasendal Estate

- Silverviews is located within Silverstone Estate, a secure 24/7 guarded and access-controlled complex.
- Features 127 luxury single and double-story homes. Priced R2 mil - R4 mil.
- Includes extensive public open spaces.
- Clubhouse with a pool, coffee bar, entertainment area, gym, and pickleball courts.



Top class finishes



Silverviews Investment Analysis

Assumptions

(South African Rands)

- Purchase Price: 981,350

Monthly Figures

- Rental Income: 8,500
- Levies: 1,100
- Rates & Taxes: 400
- Rental Man Fee 850 (8% + VAT)

Interest Rate: 11.75%

Finance Amount: 100% (over 360 months)

Rental Escalation p/a: 8%

Inflation p/a: 6%

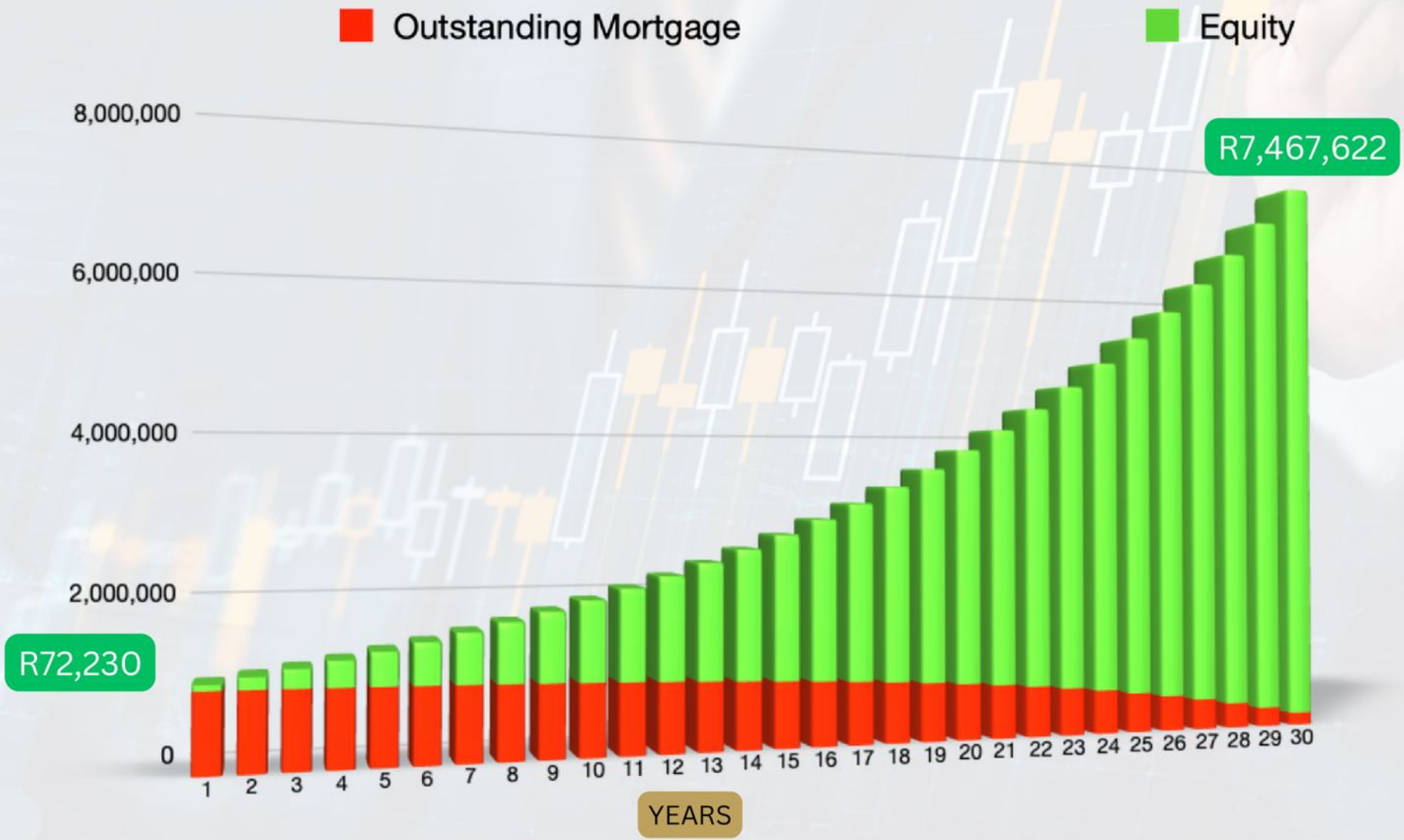
Capital Growth p/a: 7%

Legal Disclaimer

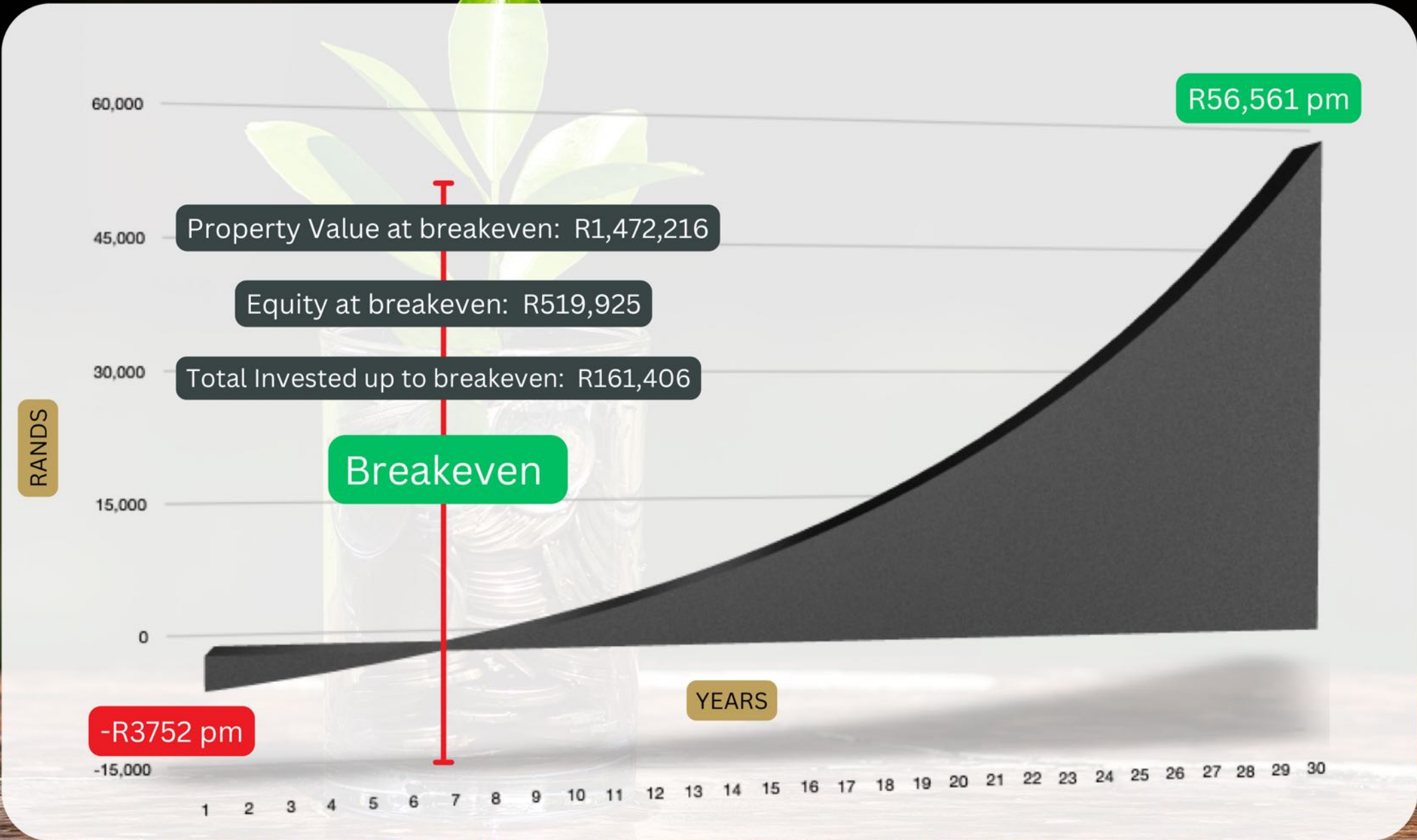
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Property Value less Outstanding Debt (Equity)

RANDS



Monthly Cashflow & B/E Analysis



Rental Management



- Manages 90% of all rentals in Haasendal Estate, covering The Links, Turnberry, & Greystone.
- Ranked in the top 20 for Rental Management Efficiency by PayProp in 2024, out of 1,300 companies.
- The only on-site based rental management company in the area.
- Rental arrears rate as of 13 June 2024: 0.6% of rental book.
- Vacancy rate: 0.8% of our total rental book.
- Operates the www.HaasendalEstate.co.za website.
- Provides the most significant online and area exposure using all major platforms

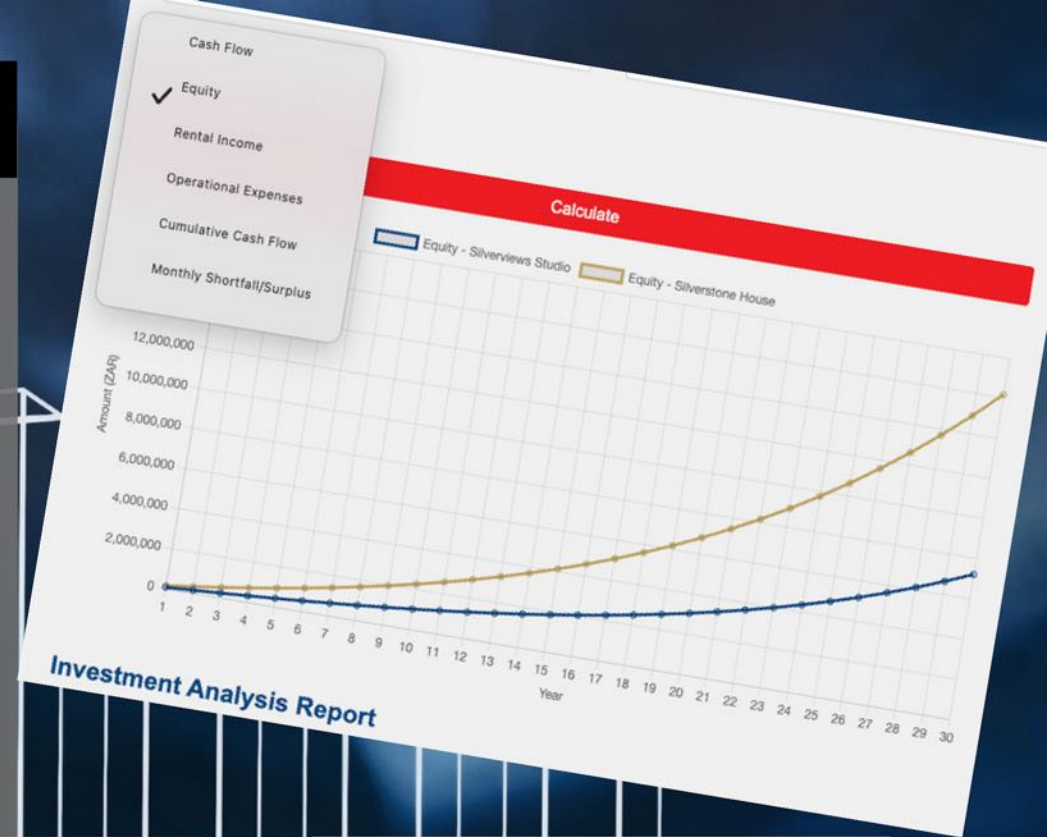


NOT HAPPY WITH OUR FIGURES? NO PROBLEM!

Access our custom Property Investment Analyser software for free.

Explore how to analyze and compare any two properties based on cash flow, equity, rental income, cumulative cash flow, operational expenses, and monthly shortfall or surplus.

This software, worth thousands of rands, is exclusively available here at no cost. Use your own variables that you are comfortable with and make informed investment decisions.



Growth Rates and Fees	
Annual Rental Income Growth Rate (%):	8
Annual Capital Growth Rate (%):	7
Annual Expense Growth Rate (%):	6
Rental Management Fee (%):	10
Vacancy Rate (%):	0