

Client:

Contact:

Email:

Address:

**Property Address: METROPOLIS, 29
CHIAPPINI STREET, DE WATERKANT**

Assumptions:

- 0% management fee
- 10% deposit
- 11.75% interest rate
- R119083 bond & transfer costs

Deal Summary

Asking Price	R1,995,000.00
Feasible Offer	R1,750,000.00
Savings	R245,000.00
Savings (%)	12.28%
Interest Rate	11.75%
Term (Years)	30 years
Monthly Payment	R15,898.20
Deposit (%)	10.00%
Deposit (Rands)	R175,000.00
Loan Amount	R1,575,000.00
Bond & Transfer	R119,083.00
Proply Fee	R17,500.00 1.0%
Cash required	R311,583.00

Airbnb Summary

Avg Nightly Rate	R1,495.21
Avg Occupancy	66.00%
Management Fee	0.00%

Size & Historicals

Beds	1
Baths	1
Parking	1
Size (m ²)	49
Rate/m ²	R35,714.29
CMA Avg Rate/m ²	R37,047.13
Difference	-R1,332.85

Investment Performance	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20
Yield	18.61%	19.17%	19.74%	20.33%	20.94%	24.28%	32.63%
Return on equity	57.41%	46.80%	40.44%	35.66%	32.29%	23.25%	16.25%
Annualised Cashflow	R73,271.89	R81,054.08	R90,741.08	R98,997.20	R108,374.47	R159,653.23	R288,013.71
Property Appreciation	R70,000.00	R72,800.00	R75,712.00	R78,740.48	R81,890.10	R99,631.83	R147,479.44
Cap Rate	15.09%	15.53%	16.09%	16.56%	17.09%	20.02%	27.36%
Cash on Cash Return	40.59%	43.29%	46.59%	48.71%	50.93%	56.72%	46.03%
ROI (without appreciation)	24.92%	27.56%	30.86%	33.66%	36.85%	54.29%	97.94%
ROI (with appreciation)	48.72%	52.32%	56.60%	60.44%	64.70%	88.17%	148.09%
Annualised Return	R143,802.11	R154,450.07	R167,122.99	R178,490.69	R191,110.98	R260,803.81	R440,383.08

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SHORT TERM RENTAL INVESTMENT REPORT