

PROPERTY INCOME PLAN

PRIVATE WEALTH MANAGEMENT

Available Investment Amount:	R25,900,000
Bond	-
Building Total	R25,900,000
Bond Repayment per Month	-
Net Income p/month on building:	R197,154
Initial Income to Investor p.a.	9.10%
Income Increase p.a.	7.50%



QUOTATION PREPARED FOR:

The Client

Number of Units	100
Unit Price	1,000
Total Investment	R100,000

*** Note:**

Figures below exclude C.G.T.

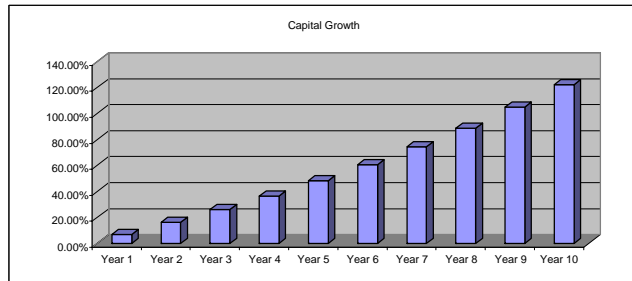
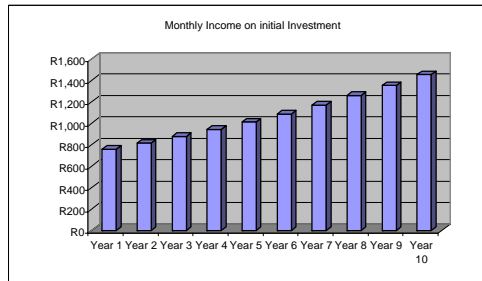
Property Growth p.a. estimated at:	7.50%
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Income and Growth illustrated p.a.

Income during:	Monthly Income on initial Investment	% Income on initial Investment p.a.
Year 1	R758	9.10%
Year 2	R815	9.78%
Year 3	R876	10.52%
Year 4	R942	11.30%
Year 5	R1,013	12.15%
Year 6	R1,089	13.06%
Year 7	R1,170	14.04%
Year 8	R1,258	15.10%
Year 9	R1,352	16.23%
Year 10	R1,454	17.45%

Growth at the end of:	Capital Growth	Average Capital Growth	Value of One Share	Total Value of Capital Invested
Year 1	7.16%	7.16%	R1,072	R107,158
Year 2	16.20%	8.10%	R1,162	R116,198
Year 3	26.00%	8.67%	R1,260	R126,002
Year 4	36.63%	9.16%	R1,366	R136,632
Year 5	48.16%	9.63%	R1,482	R148,160
Year 6	60.66%	10.11%	R1,607	R160,660
Year 7	74.21%	10.60%	R1,742	R174,214
Year 8	88.91%	11.11%	R1,889	R188,912
Year 9	104.85%	11.65%	R2,049	R204,850
Year 10	122.13%	12.21%	R2,221	R222,133

Graph's illustrating Monthly Income and Capital Growth



Tenant Schedule

Building	Tenant/s	Rental Area / sqm	Price / sqm	Lease Expires	Expenses	Recoveries	Gross Rental p/m	Nett Rental p/m
1) Beverage Packaging S.A.:	Beverage Packing S.A. :	12129	R 14.00	1/9/2013	R 23,263.00		R 169,806.00	R146,543.00
2) Austin Crossing:	ABSA :	400	R 76.53	30/8/2008	R 10,644.00	R 7,843.00	R 53,412.40	R50,611.40
	Dulux:	136	R 80.00	30/11/2009				
	Sky & Scope:	68	R 84.55	31/12/2007				
	Loretha's:	68	R 90.75	31/7/2008				
Total		12801						R197,154.40

*** Notes:**

- 1) Beverage Packaging South Africa has a current lease of 7 (seven) years plus 2 (two) renewal options of 7 (seven) years each.
- 2) Austin Crossing is characterised as a 'Retail Property'.
- 3) Beverage Packaging S.A. is characterised as an 'Industrial Property'.

Updated: 25 May 2007

AUSTIN CROSSING & BEVERAGE PACKAGING SOUTH AFRICA