

CAPITAL GROWTH PLAN

PRIVATE WEALTH MANAGEMENT

Available Investment Amount:	R17,600,000
Bond	R11,705,727
Purchase Price Total of Building	R29,305,727
Percentage Bond	39.92%
Bond Repayment per Month	R161,168
Net Income p/month on building:	R185,603
Rent Increase p.a.	7.00%



QUOTATION PREPARED FOR:

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

Note:

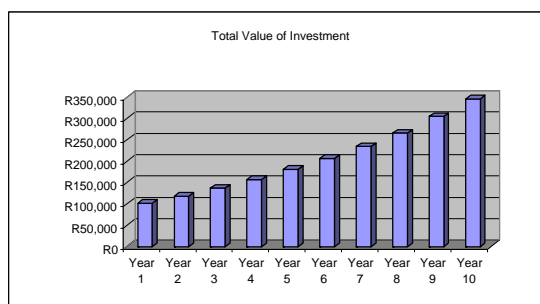
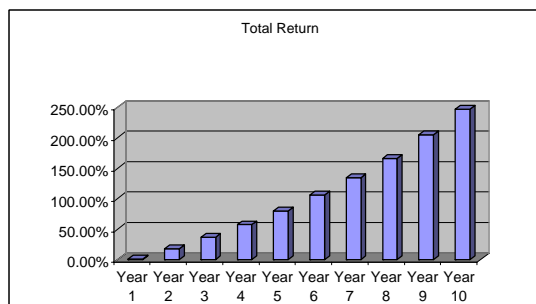
Above figures exclude C.G.T.

Property Growth p.a. estimated at:	7.00%
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Estimated Return p.a and Value of Investment

Situation at end of year	Total Return	Average Return	Situation at end of year	Total Value of Investment	Value of One Share
Year 1	1.51%	1.51%	Year 1	R101,509	R1,015
Year 2	18.14%	9.07%	Year 2	R118,138	R1,181
Year 3	36.69%	12.23%	Year 3	R136,687	R1,367
Year 4	57.35%	14.34%	Year 4	R157,353	R1,574
Year 5	80.35%	16.07%	Year 5	R180,346	R1,803
Year 6	105.90%	17.65%	Year 6	R205,902	R2,059
Year 7	134.27%	19.18%	Year 7	R234,274	R2,343
Year 8	165.74%	20.72%	Year 8	R265,742	R2,657
Year 9	204.80%	22.76%	Year 9	R304,800	R3,048
Year 10	246.66%	24.67%	Year 10	R346,659	R3,467

Graph's illustrating % Return and Value of Investment



Tenant Schedule

Floor	Tenant	Area in sqm / No. of bays	Rate p.sqm / p.bay	Escalated Expenses / Levies	Escalated Income Amounts	Net Income	Lease expire
2nd Floor	Totalgaz	1067.09	R 78.30	R 14,678.75	R83,553.15		30/11/2009
	Totalgaz Parking	40	R 432.00		R17,280.00		30/11/2009
3rd Floor	Innovation Worx Office	372.86	R 92.65	R 5,130.36	R34,545.48		14/01/2010
	Innovation Worx Balcony	123.50	R 38.15		R4,711.53		14/01/2010
	Innovation Worx Parking	15	R 436.00		R6,540.00		14/01/2010
	One Vision Investments Office	334.54	R 92.65	R 4,603.14	R30,995.13		31/12/2009
	One Vision Investments Balcony	107.00	R 38.15		R4,082.05		31/12/2009
	One Vision Investments Parking	3	R 436.00		R1,308.00		31/12/2009
	Signage				R27,000.00		1/3/2010
Totals:	G.L.A.	2004.99		R 24,412.25	R210,015.33	R185,603.08	
	Bays	58.00					

***Notes:**

1. Due to the fact that the interest on the bond will only be serviced for the first year, a delayed capital portion repayment is created, which allows for the lease agreements to mature rentals to escalate before the capital portion of the bond is due and payable. This process allows the investment opportunity to capitalise on the escalated rental amounts and reap the projected reward figures.

2. All levies for the communal areas of the property are covered by the Landlord. Thus it does not have a negative effect on the Net Income of the Property.

Chambers 2nd & 3rd Floor