

PROPERTY INCOME PLAN

PRIVATE WEALTH MANAGEMENT

Available Investment Amount:	R87,032,000
Bond	-
Building Total	R87,032,000
Bond Repayment per Month	-
Net Income p/month on building:	R652,738
Initial Income to Investor p.a.	9.00%
Income Increase p.a.	7.50%



QUOTATION PREPARED FOR:

The Client

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

Note:

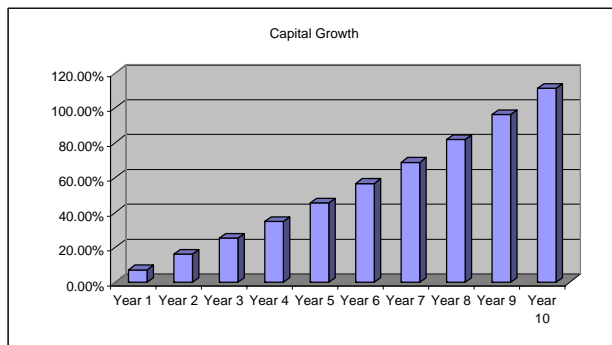
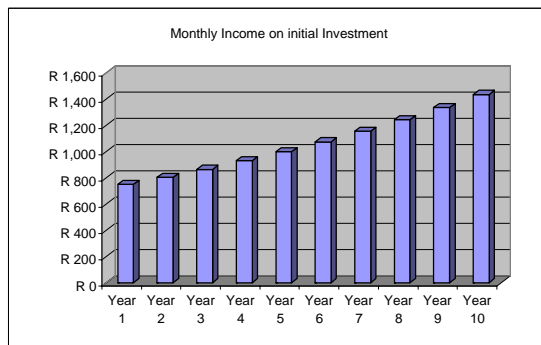
Figures below exclude C.G.T.

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.	Growth at the end of:	Capital Growth	Average Capital Growth	Value of One Share	Total Value of Capital Invested
Year 1	R 750	9.00%	Year 1	7.15%	7.15%	R1,072	R107,154
Year 2	R806	9.68%	Year 2	16.19%	8.10%	R1,162	R116,194
Year 3	R867	10.40%	Year 3	25.21%	8.40%	R1,252	R125,215
Year 4	R932	11.18%	Year 4	34.94%	8.73%	R1,349	R134,935
Year 5	R1,002	12.02%	Year 5	45.41%	9.08%	R1,454	R145,411
Year 6	R1,077	12.92%	Year 6	56.70%	9.45%	R1,567	R156,699
Year 7	R1,157	13.89%	Year 7	68.86%	9.84%	R1,689	R168,864
Year 8	R1,244	14.93%	Year 8	81.97%	10.25%	R1,820	R181,974
Year 9	R1,338	16.05%	Year 9	96.10%	10.68%	R1,961	R196,101
Year 10	R1,438	17.26%	Year 10	111.32%	11.13%	R2,113	R211,325

Graph's illustrating Monthly Income and Capital Growth



Tenant Schedule

Tenant	Lease expire	Rental Area	Price / sqm	Expenses	Recoveries	Combined Parking	Nett Rental
Flextronics	30/09/2013	6118	R 69.23	R 19,522.00	R 7,600.00	R 221,588.86	R652,738.00
Total							R652,738.00

The rental period includes the renewal option

Even though Flextronics sub-lets a portion of the property to First Rand Bank Limited, Flextronics is responsible for the entire monthly rental income.

FLEXTRONICS