

CAPITAL GROWTH PLAN

PRIVATE WEALTH MANAGEMENT

Available Investment Amount:	R13,100,000
Bond	R8,672,000
Building Total	R21,772,000
Percentage Bond	40.00%
Bond Repayment per Month	R112,687
Net Income p/month on building:	R131,035
Rent Increase p.a.	7.00%



QUOTATION PREPARED FOR:

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

Note:

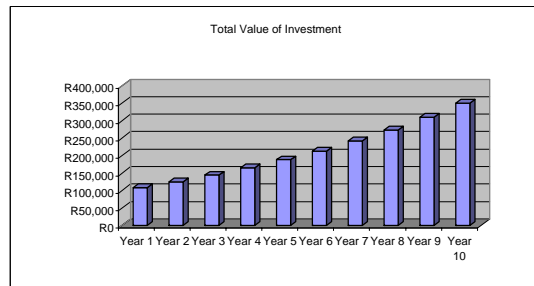
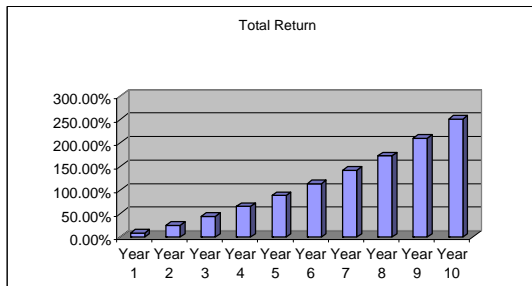
Above figures exclude C.G.T.

Property Growth p.a. estimated at:	7.00%
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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	8.22%	8.22%	Year 1	R108,223	R1,082
Year 2	25.24%	12.62%	Year 2	R125,240	R1,252
Year 3	44.10%	14.70%	Year 3	R144,098	R1,441
Year 4	64.97%	16.24%	Year 4	R164,969	R1,650
Year 5	88.04%	17.61%	Year 5	R188,043	R1,880
Year 6	113.52%	18.92%	Year 6	R213,523	R2,135
Year 7	141.63%	20.23%	Year 7	R241,634	R2,416
Year 8	172.62%	21.58%	Year 8	R272,617	R2,726
Year 9	209.72%	23.30%	Year 9	R309,718	R3,097
Year 10	250.55%	25.06%	Year 10	R350,551	R3,506

Graph's illustrating % Return and Value of Investment



Tenant Schedule

Block	Tenant	Area in sqm / No. of bays.	Rate p.sqm / p. bay	Income	Expenses / Levies	Lease expires
Block 3 and 4	Special Investigation Unit - The Scorpions	1444.6	R74.90	R 108,200.54	R 19,074.58	30-Sep-15
	Storage	82	R32.10	R 2,632.20		
	Basement Parking	27	R0.00	R 0.00		
Block 2	Open Parking	33	R0.00	R 0.00		30-Sep-15
	Special Investigation Unit - The Scorpions	507	R75.60	R 38,329.20	R 5,801.10	
	Storage	37	R32.40	R 1,198.80		
	Basement Parking	9	R350.00	R 3,150.00		
	Open Parking	12	R 200.00	R 2,400.00		
Total				155,910.74	R 24,875.68	
Net Income				R 131,035.06		

Note: Special Investigation Unit is now responsible for the lease of block 2.

Updated 17 May 2007

BISHOPS COURT