

PROPERTY INCOME PLAN

PRIVATE WEALTH MANAGEMENT

Available Investment Amount:	R12,300,000
Bond	-
Building Total	R12,300,000
Bond Repayment per Month	-
Net Income p/month on building:	R114,311
Initial Income to Investor p.a.	10.25%
Income Increase p.a.	8.00%



QUOTATION PREPARED FOR:

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

Note:

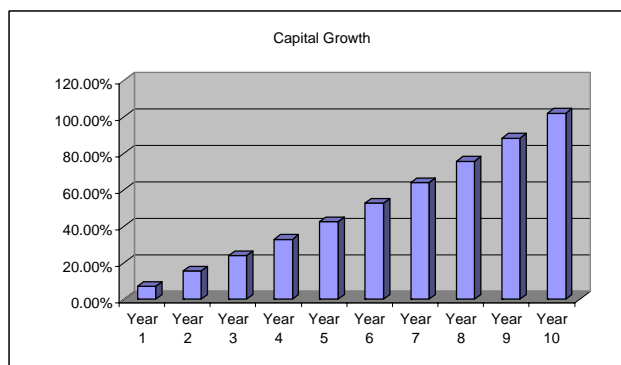
Figures below exclude C.G.T.

Property Growth p.a. estimated at:	7.00%
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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 854	10.25%	Year 1	7.23%	7.23%	R1,072	R107,229
Year 2	R923	11.07%	Year 2	15.65%	7.83%	R1,157	R115,651
Year 3	R996	11.96%	Year 3	24.01%	8.00%	R1,240	R124,012
Year 4	R1,076	12.91%	Year 4	32.98%	8.24%	R1,330	R132,977
Year 5	R1,162	13.95%	Year 5	42.59%	8.52%	R1,426	R142,589
Year 6	R1,255	15.06%	Year 6	52.90%	8.82%	R1,529	R152,897
Year 7	R1,355	16.27%	Year 7	63.95%	9.14%	R1,640	R163,950
Year 8	R1,464	17.57%	Year 8	75.80%	9.48%	R1,758	R175,802
Year 9	R1,581	18.97%	Year 9	88.51%	9.83%	R1,885	R188,511
Year 10	R1,707	20.49%	Year 10	102.14%	10.21%	R2,021	R202,138

Graph's illustrating Monthly Income and Capital Growth



Tenant Schedule

Tenant	Area in sqm	Rent / sqm	Rent	Expenses	Head Lease
Murray & Roberts Limited - AAA Head Lease	1570	R 76.97	R120,838.60	R 6,527.52	31/05/2009
Total	1570	R 72.81	R 114,311.08	R 6,527.52	

NOTE 1: Gross Head Lease: The tenant is responsible for all expenditure relating to the property and variable costs i.e. water, electricity, security, cleaning etc.

NOTE 2: The R 6527.52 expense is for insurance payable by Property company

Murray & Roberts LTD (Property 259)