

# CAPITAL GROWTH PLAN

PRIVATE WEALTH MANAGEMENT

Available Investment Amount:	R16,200,000
Bond	R10,803,600
Building Total	R27,003,600
Percentage Bond	40.00%
Bond Repayment per Month	R145,778
Net Income p/month on building:	R208,872
Rent Increase p.a.	7.00%



## QUOTATION PREPARED FOR:

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

**Note:**

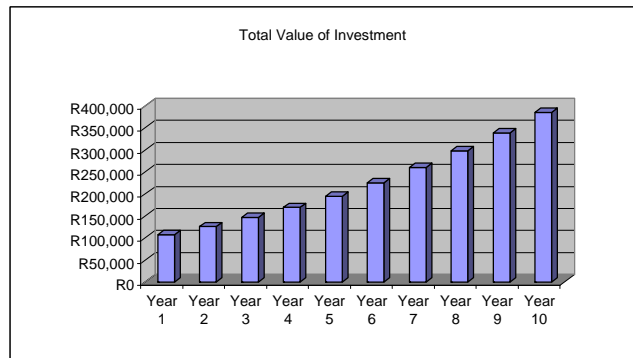
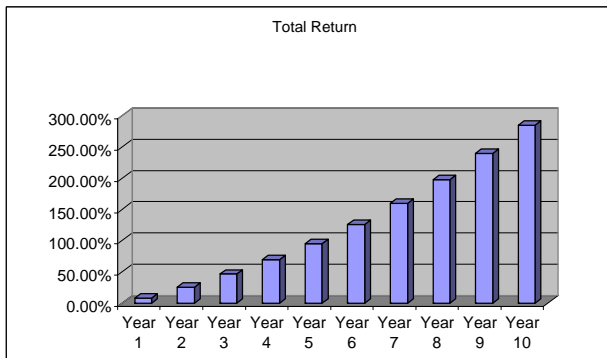
Above figures exclude C.G.T.

Property Growth p.a. estimated at: 7.00%

### 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	7.69%	7.69%	Year 1	R107,686	R1,077
Year 2	25.93%	12.96%	Year 2	R125,928	R1,259
Year 3	46.46%	15.49%	Year 3	R146,461	R1,465
Year 4	69.54%	17.38%	Year 4	R169,539	R1,695
Year 5	95.44%	19.09%	Year 5	R195,444	R1,954
Year 6	125.71%	20.95%	Year 6	R225,705	R2,257
Year 7	159.99%	22.86%	Year 7	R259,991	R2,600
Year 8	197.73%	24.72%	Year 8	R297,732	R2,977
Year 9	239.26%	26.58%	Year 9	R339,262	R3,393
Year 10	284.94%	28.49%	Year 10	R384,945	R3,849

### Graph's illustrating % Return and Value of Investment



### Tenant Schedule

Tenant	Area in sqm	Rent	Expenses	Lease expire	Net Income
AFRIGIS (PTY) LTD	750	R 64,081.18	R 10,195.76	30/4/2009	
HABITAT	701	R 43,300.28	R 8,793.35	31/10/2009	
NEDBANK LIMITED	400	R 34,664.21	R 2,869.21	31/10/2009	
STEGMANN'S ATTORNEYS	1019	R 72,942.63	R 13,842.25	31/03/2009	
VACANT:SUPPORTED BY VACANCY FUND	396	R 31,774.00	R 2,190.14		
<b>TOTAL</b>	<b>3266</b>	<b>R 246,762.30</b>	<b>R 37,890.71</b>		<b>R 208,871.59</b>

Note1: Busy with negotiations to occupy the vacant space

## CELTIS PLAZA

Updated: 1 June 2007