

# CAPITAL GROWTH PLAN

PRIVATE WEALTH MANAGEMENT

Available Investment Amount:	R7,513,000
Bond	R5,009,000
Building Total	R12,522,000
Percentage Bond	40.00%
Bond Repayment per Month	R68,999
Net Income p/month on building:	R88,075
Rent Increase p.a.	7.00%



## QUOTATION PREPARED FOR:

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

**Note:**

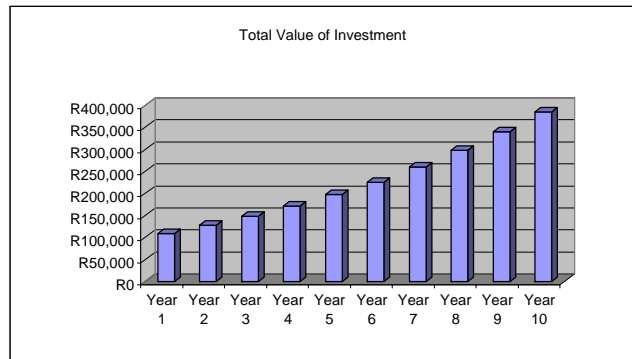
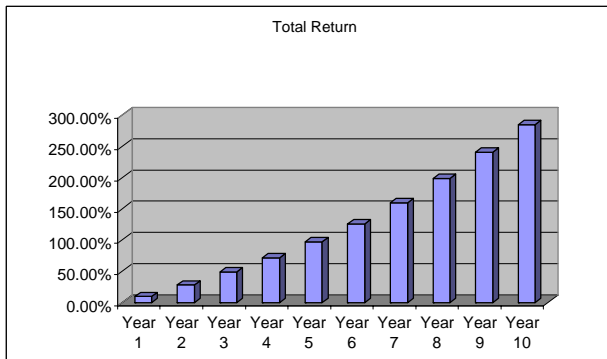
Above figures exclude C.G.T.

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	9.60%	9.60%	Year 1	R109,598	R1,096
Year 2	28.10%	14.05%	Year 2	R128,100	R1,281
Year 3	48.76%	16.25%	Year 3	R148,758	R1,488
Year 4	71.79%	17.95%	Year 4	R171,792	R1,718
Year 5	97.44%	19.49%	Year 5	R197,441	R1,974
Year 6	125.97%	20.99%	Year 6	R225,970	R2,260
Year 7	160.02%	22.86%	Year 7	R260,024	R2,600
Year 8	198.50%	24.81%	Year 8	R298,496	R2,985
Year 9	240.56%	26.73%	Year 9	R340,564	R3,406
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/square	Income	Expenses	Lease expire
Ford Motor Company	230.08	R 93.30	R 21,467.38		30/04/2008
Ford Finance	150	R 91.59	R 13,738.80		30/04/2010
Fitness World (Pty) Ltd	120.00	R 85.87	R 10,304.10		30/11/2007
Susan Ellis Steinhauser CC (The bridal shop)	168.37	R 91.59	R 15,421.35		31/03/2010
Cure Med Cape CC	110.00	R 98.00	R 10,780.38		30/11/2007
Engel & Völkers	75.35	R 91.59	R 6,901.46		31/1/2008
Parkings					
No:1			R 11,042.40		
No:2, Supported by vacancy fund			R 8,991.36		
	<b>853.80</b>		<b>R98,647.22</b>	<b>R10,571.82</b>	
<b>Total</b>			<b>R 88,075.40</b>		

## Chambers Ground Floor

Updated: 1 June 2007