

CAPITAL GROWTH PLAN

PRIVATE WEALTH MANAGEMENT

| | |
|---------------------------------|-------------|
| Available Investment Amount: | R7,898,800 |
| Bond | R4,253,200 |
| Building Total | R12,152,000 |
| Percentage Bond | 35.00% |
| Bond Repayment per Month | R58,588 |
| Net Income p/month on building: | R91,138 |
| Rent Increase p.a. | 8.50% |



QUOTATION PREPARED FOR:

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

Note:

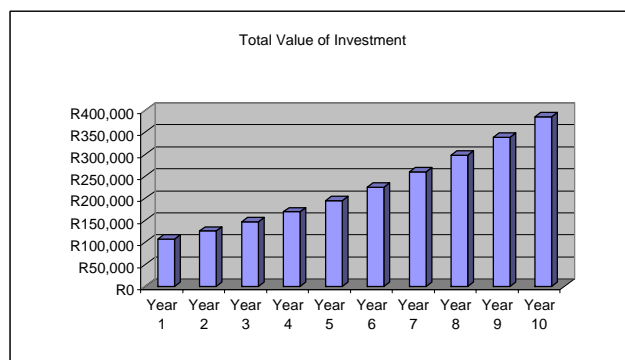
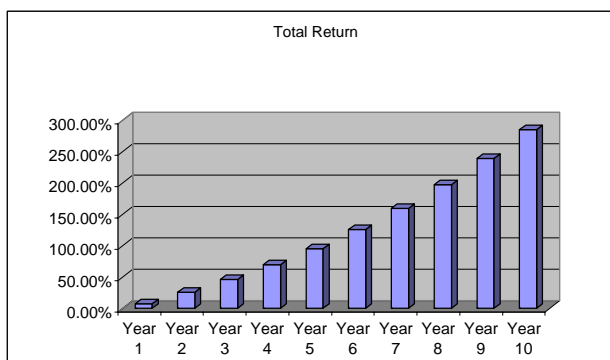
Above figures exclude C.G.T.

| | |
|------------------------------------|-------|
| 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 | Rent / sqm | Lease expire | Head Lease |
|---------------------------|-------------|-------------------|------------|--------------|------------|
| BLUEZONE INVESTMENTS | 1035 | R75,038.00 | R 72.50 | 01/08/2010 | |
| BLUEZONE BASEMENT PARKING | 46 | R16,100.00 | R 350.00 | 01/08/2010 | |
| Total | 844 | R91,138.00 | | | |

Chambers Floor 1