

# PROPERTY INCOME PLAN

PRIVATE WEALTH MANAGEMENT

Available Investment Amount:	R11,633,000
Bond	-
Building Total	R11,633,000
Bond Repayment per Month	-
Net Income p/month on building:	R95,000
Initial Income to Investor p.a.	9.80%
Income Increase p.a.	7.00%



## QUOTATION PREPARED FOR:

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

### Note:

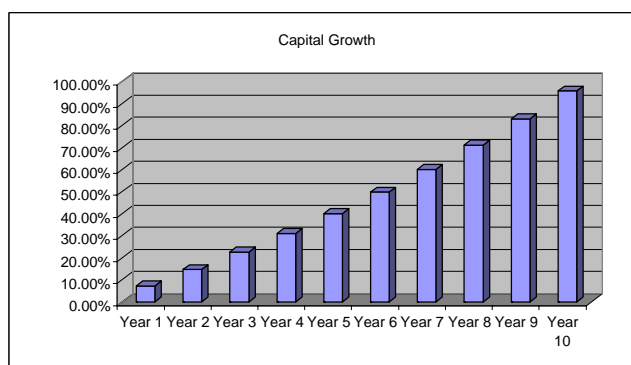
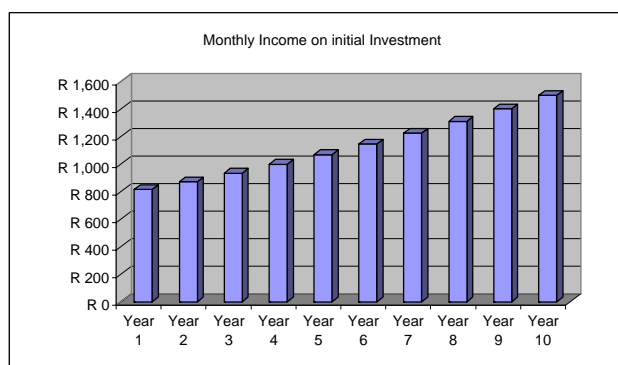
Figures below exclude C.G.T.

Property Growth p.a. estimated at:	7.00%
------------------------------------	-------

### 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 817	9.80%	Year 1	7.27%	7.27%	R1,073	R107,273
Year 2	R874	10.49%	Year 2	14.68%	7.34%	R1,147	R114,685
Year 3	R935	11.22%	Year 3	22.61%	7.54%	R1,226	R122,609
Year 4	R1,000	12.01%	Year 4	31.08%	7.77%	R1,311	R131,081
Year 5	R1,070	12.85%	Year 5	40.14%	8.03%	R1,401	R140,138
Year 6	R1,145	13.75%	Year 6	49.82%	8.30%	R1,498	R149,821
Year 7	R1,226	14.71%	Year 7	60.17%	8.60%	R1,602	R160,173
Year 8	R1,311	15.74%	Year 8	71.24%	8.91%	R1,712	R171,240
Year 9	R1,403	16.84%	Year 9	83.07%	9.23%	R1,831	R183,072
Year 10	R1,501	18.02%	Year 10	95.72%	9.57%	R1,957	R195,722

### Graph's illustrating Monthly Income and Capital Growth



### Tenant Schedule

Tenant	Area in sqm	Net Rental	Rent / sqm	Expenses	Lease Expire
DEPARTMENT OF TRANSPORT AND EDUCATION	2980	R95,000.00	R33.88	R8000	31/07/2010
<b>Total</b>		<b>R95,000.00</b>			

NOTE: THERE IS AN EXPANSION OF 3 ADDITIONAL FLOORS PLANNED AND APPROVED FOR THE PROPERTY, SHOULD THE TENANT REQUIRE EXTRA SPACE

## MADLINE STREET PROPERTY