

PROPERTY INCOME PLAN

PRIVATE WEALTH MANAGEMENT

Available Investment Amount:	R9,680,000
Bond	-
Building Total	R9,680,000
Bond Repayment per Month	-
Net Income p/month on building:	R92,669
Initial Income to Investor p.a.	10.50%
Income Increase p.a.	8.50%



QUOTATION PREPARED FOR:

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

Note:

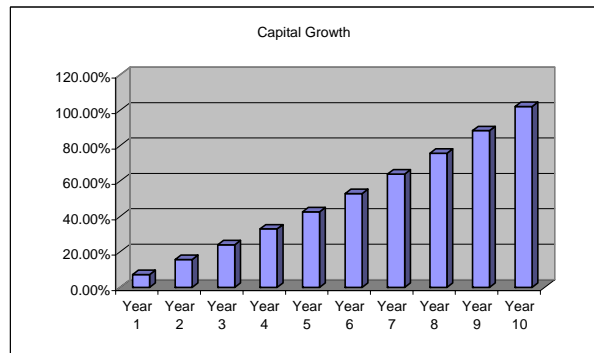
Figures below exclude C.G.T.

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 875	10.50%	Year 1	7.22%	7.22%	R1,072	R107,224
Year 2	R949	11.39%	Year 2	15.65%	7.82%	R1,156	R115,646
Year 3	R1,030	12.36%	Year 3	24.01%	8.00%	R1,240	R124,006
Year 4	R1,118	13.41%	Year 4	32.97%	8.24%	R1,330	R132,970
Year 5	R1,213	14.55%	Year 5	42.58%	8.52%	R1,426	R142,583
Year 6	R1,316	15.79%	Year 6	52.89%	8.82%	R1,529	R152,890
Year 7	R1,428	17.13%	Year 7	63.94%	9.13%	R1,639	R163,942
Year 8	R1,549	18.59%	Year 8	75.79%	9.47%	R1,758	R175,794
Year 9	R1,681	20.17%	Year 9	88.50%	9.83%	R1,885	R188,502
Year 10	R1,823	21.88%	Year 10	102.13%	10.21%	R2,021	R202,129

Graph's illustrating Monthly Income and Capital Growth



Tenant Schedule

Tenant	Area in sqm	Rent	Rent / sqm	Lease expire	Head Lease
UVEX SAFETY SA	160	R11,555.25	R 72.22	31/04/2008	
SPIRALSOFT	160	R12,803.00	R 80.02	28/2/2008	BZ 28/02/2008
LETLAKA TECHNOLOGIES	160	R11,718.00	R 73.24	31/7/2007	BZ 28/02/2008
LUNGISA ENTREP DEV	160	R12,430.98	R 77.69	30/11/2007	BZ 28/02/2008
GBD HOSPITALITY GROUP & LEISURE SERVICES	160	R13,398.77	R 83.74	31/3/2009	BZ 28/02/2008
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BLUEZONE INVESTMENTS	160	R12,010.00	R 75.06	31/10/2009	BZ 28/02/2008
REDLANE MARKETING	160	R11,850.00	R 74.06	31/01/2010	BZ 28/02/2008
Other		R477.40		Monthly	
Expenses		-R6,973.23			
Total		R92,668.94			

ROUTE 21 MILESTONE PLACE BUILDING A & D