

PROPERTY INCOME PLAN

PRIVATE WEALTH MANAGEMENT

Available Investment Amount:	R46,286,000
Bond	-
Building Total	R46,286,000
Bond Repayment per Month	-
Net Income p/month on building:	R405,000
Initial Income to Investor p.a.	10.50%
Income Increase p.a.	5.00%



QUOTATION PREPARED FOR:

The Client

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

Note:

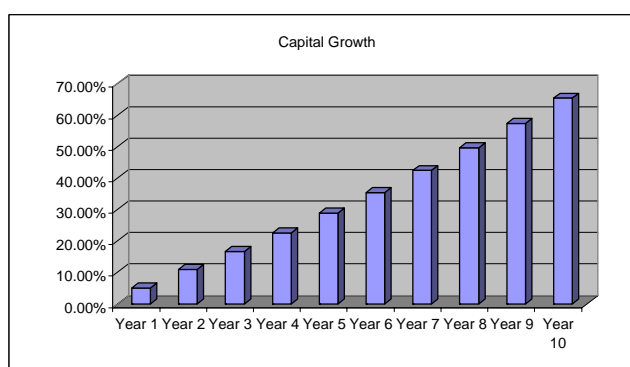
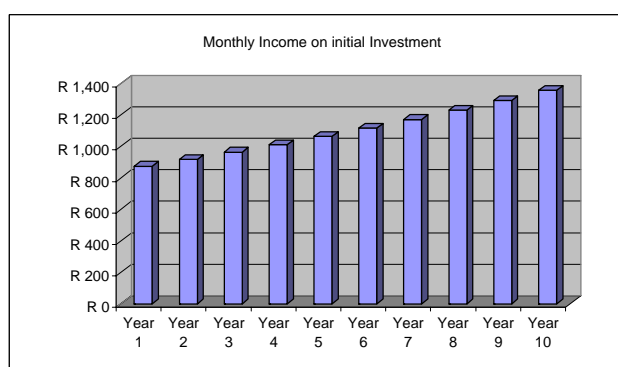
Figures below exclude C.G.T.

Property Growth p.a. estimated at:	5.00%
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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	5.12%	5.12%	R1,051	R105,116
Year 2	R919	11.03%	Year 2	10.95%	5.48%	R1,110	R110,955
Year 3	R965	11.58%	Year 3	16.63%	5.54%	R1,166	R116,631
Year 4	R1,013	12.16%	Year 4	22.60%	5.65%	R1,226	R122,598
Year 5	R1,064	12.76%	Year 5	28.87%	5.77%	R1,289	R128,871
Year 6	R1,117	13.40%	Year 6	35.46%	5.91%	R1,355	R135,464
Year 7	R1,173	14.07%	Year 7	42.39%	6.06%	R1,424	R142,394
Year 8	R1,231	14.77%	Year 8	49.68%	6.21%	R1,497	R149,680
Year 9	R1,293	15.51%	Year 9	57.34%	6.37%	R1,573	R157,338
Year 10	R1,357	16.29%	Year 10	65.39%	6.54%	R1,654	R165,387

Graph's illustrating Monthly Income and Capital Growth



Tenant Schedule

Tenant	Capacity	Rent pm	Lease expire-1	Lease expire-2* (Option)
The Heights - Tshwane University of Technology	850 pupils	R405,000.00	31/1/2011	31/1/2016
Total		R405,000.00		

* This lease agreement is known as a 5 plus 5 lease. Due to income tax laws, the lessee cannot show a 10 year lease, as it then becomes taxable. The lessee has therefore signed a 5 year lease agreement with a 5 year extension

The Heights - Tshwane University of Technology