

Aerial Empire

7 Sivewright Avenue, New Doornfontein
Johannesburg



Key investment highlights

56

units

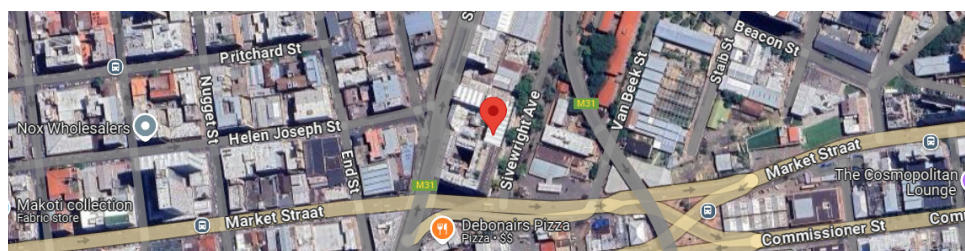
Zoning

Business 1

Type	#	Size (m²)	Rental
Bachelor units	6	160	6500
Bachelor units	26	40	4500
1 Bedroom	6	50	5000
2 Bedroom	17	70	6200
Commercial	1	990	85000

Asking price

R33 million



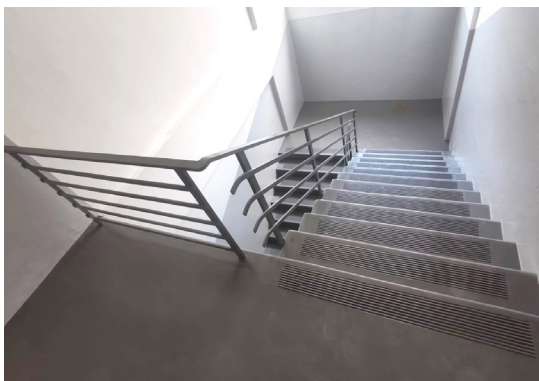
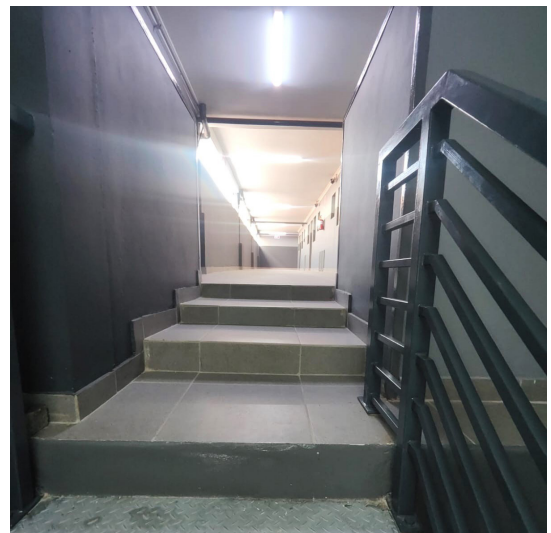
Contact:

TUHF Offices 010 595 9000

Income and Expenses schedule

Deduct expenses				
Fixed expenses				
F	Audit Fees	F		
	Effluent	F	R100,00	R 5 600,00
F	Insurance	F	0,015%	R5 200,00
	Meter reading	F	R-	R -
	Rates and taxes	F		R28 000,00
	Refuse Removal	F	R25,00	R1 400,00
Total Fixed Expenses			R40 200,00	R482 400,00
Variable expenses				
V	Management fee	V	5,0%	R 19 736,44
	Armed Response	V		R-
	Bad debts (Residential and Commercial)	V	3,00%	R11 841,86
	Bank Charges	V		
	Cleaning	V		R1 500,00
	Coal and gas	V		
	Consultancy fees-legal fees	V		
	Electricity	V		R33 000,00
	Publicity	V		
	Repairs and maintenance-general	V		R3 000,00
	Salaries	V		R7 000,00
	Security	V		R16 000,00
	Water	V		R16 500,00
	Other (Describe)	V		
	VAT: net expense	V		R-

Photographs



Photographs

