

Investment Case for 1 Bedroom Apartment in Castle Rock

Purchase price incl. all fees	R 1 206 710
Furnishing:	R 90 000
Total capital outlay	R 1 296 710

1. Short-term only

Aggregated monthly income after expenses:	R 13 683	*see detailed expected returns in fig.1
Less rates and levies:	(R 1 700)	
Less elec and wifi:	(R 1 300)	
Net monthly income:	R 10 683	
Net annual income:	R 128 196	
ROI:	9.8%	

2. Long-term only

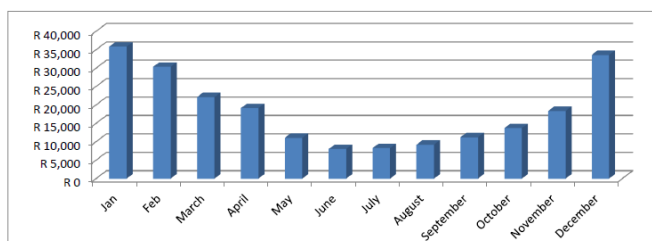
Monthly income from tenant:	R 9 500	*unfurnished rate
Less rates and levies:	(R 1 700)	
Net monthly income:	R 7 800	
Net annual income:	R 93 600	
ROI:	7.8%	*calculated on R 1 206 710

3. Hybrid (9 month student lease + 3 month short-term)

Monthly income from tenant:	R 9 500	
Total income from tenant (9 months)	R 85 500	*Dec, Jan, Feb from fig.1
Seasonal income from short-term (3 months):	R 75 602	
Total annual income:	R 161 102	
Less rates and levies (annual):	(R 20 400)	
Less elec and wifi (3 months):	(R 3 900)	
Net annual income:	R 136 802	
ROI:	10.05%	

Expected return - Castle Rock 1 bed

	Jan	Feb	March	April	May	June	July	August	September	October	November	December	Totals for year
Occupancy ave	85.00%	85.00%	80.00%	75.00%	70.00%	70.00%	70.00%	70.00%	80.00%	80.00%	80.00%	85.00%	
Nightly price ave	R 1,360	R 1,275	R 893	R 850	R 510	R 383	R 383	R 425	R 468	R 553	R 765	R 1,275	
Expected result	R 35,836	R 30,345	R 22,134	R 19,125	R 11,067	R 8,033	R 8,300	R 9,223	R 11,220	R 13,702	R 18,360	R 33,596	R 220,941
Low result	R 26,877	R 22,758	R 16,601	R 14,944	R 8,300	R 6,024	R 6,225	R 6,917	R 8,425	R 10,277	R 15,770	R 25,197	R 165,709
High result	R 44,795	R 37,931	R 27,668	R 23,906	R 13,834	R 10,041	R 10,375	R 11,528	R 14,025	R 17,128	R 22,950	R 41,995	R 276,176
Return after exp	R 27,199.8	R 22,940.1	R 16,570.5	R 14,256.2	R 7,985.2	R 5,631.2	R 5,838.9	R 6,554.4	R 8,103.9	R 10,029.3	R 13,642.8	R 25,462.3	R 164,194.6



Avg p/m
R13,682.9



Please note that these estimates are based on actual earnings of similar units in the same area and Manageairs experience of what the holiday letting market is prepared to pay. We have projected our most accurate and honest estimates and have not attempted to inflate these figures in any way. Also note, listings take 2-3 months to establish a reputation online and get to market related earnings.