

# *Sand Piper*

Montana Park, Pretoria



INVESTMENT PROSPECTUS

# Aerial Location

Kolonnade Shopping Centre ~ 1km

N1 National Highway ~ 2km

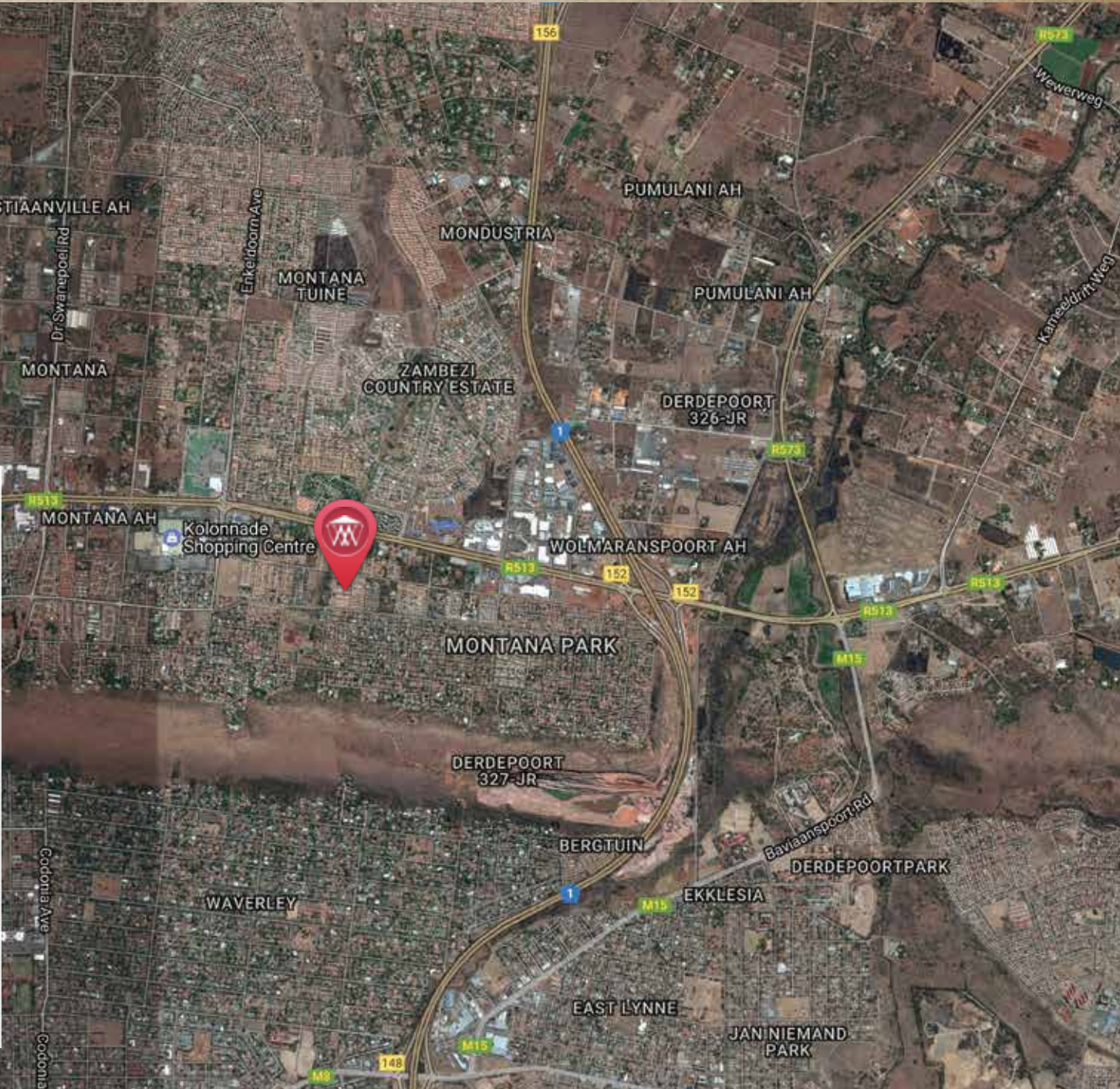
Montana High School ~ 3km

Montana Netcare Hospital ~ 3km

Wonderboom airport ~ 17.5km

University of Pretoria ~ 16.9km

Pretoria CBD ~ 13.5km



## Location

Montana is a lively neighbourhood with its own hospital, the Kolonnade shopping centre, Montana crossing, and easy access to the Wonderboom Airport and the Roodeplaat Dam Nature Reserve.



**Montana High School**

**Montana Netcare Hospital**

**Kolonnade Retail Park**

**Kolonnade Shopping Centre**

**N1**



## The Development

The two bedroom units range from 68m<sup>2</sup> to 90m<sup>2</sup> and come standard with two covered parking bays.

Sandpiper offers spacious and stylishly finished apartments ready for occupation.

### **Features:**

Bond & transfer fees incl.

Security Estate with:

- Electric fencing
- Access control

Prepaid electricity meters

Solar Geyser

Tiled throughout

Oven and hob

2 covered parking bays

Balconies

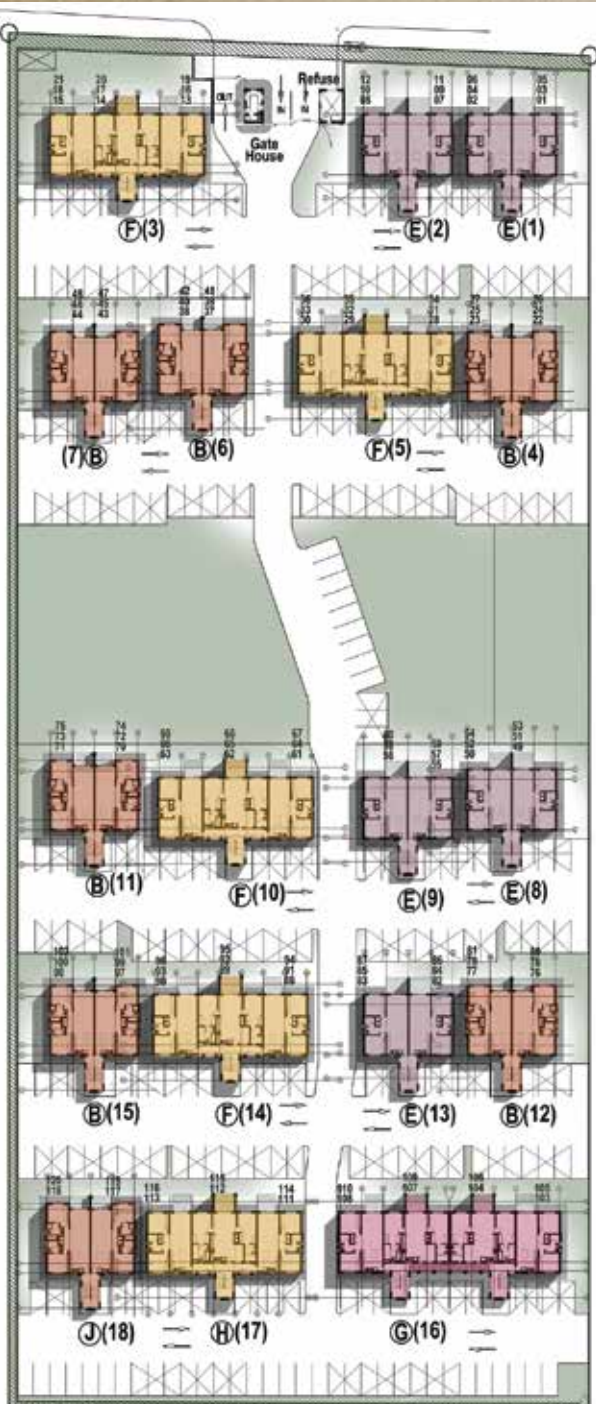
Communal green space

Built-in cupboards

R7500 reservation deposit



# Site Layout



# Unit Layouts



Type 1

Unit type	2 Bedroom, 1 Bathroom
Area	68m <sup>2</sup>
Price	R 805 000
Estimated Rental	R 6 200 pm
Carports	2



Type 2

Unit type	2 Bedroom, 2 Bathroom
Area	76m <sup>2</sup>
Price	R 855 000
Estimated Rental	R 6 700 pm
Carports	2



Type 3

Unit type	2 Bedroom, 2 Bathroom
Area	90m <sup>2</sup>
Price	R 999 000
Estimated Rental	R 7 400 pm
Carports	2

# Financial Analysis

Type	Apartment size m <sup>2</sup>	Bedrooms	Bathrooms	LIST PRICE	Deposit	Bond Amount	MONTHLY BOND INSTALLMENT 100% FINANCING (10,5% - 30yr term)	Monthly Levy	Property taxes (Estimate)	PROJECTED RENTAL INCOME p/m	Rental Management fee p/m	Shortfall p/m year 1 LEVY SPECIAL	Shortfall p/m year 2	Shortfall p/m year 3
1	68	2	1	R 805 000	R 0	R 805 000	R 7 364	R 950	R 300	R 6 200	400	R -1 864	R -2 433	R -2 020
2	76	2	2	R 855 000	R 0	R 855 000	R 7 821	R 1 000	R 400	R 6 700	400	R -1 921	R -2 509	R -2 063
3	90	2	2	R 999 000	R 0	R 999 000	R 9 138	R 1 200	R 500	R 7 400	400	R -2 638	R -3 388	R -2 901

Type	Apartment size m <sup>2</sup>	Bedrooms	Bathrooms	LIST PRICE	Deposit	Bond Amount	MONTHLY BOND INSTALLMENT 90% FINANCING (10,5% - 30yr term)	Monthly Levy	Property taxes (Estimate)	PROJECTED RENTAL INCOME p/m	Rental Management fee p/m	Shortfall p/m year 1 LEVY SPECIAL	Shortfall p/m year 2	Shortfall p/m year 3
1	68	2	1	R 805 000	R 80 500	R 724 500	R 6 627	R 950	R 300	R 6 200	400	R -1 127	R -1 696	R -1 284
2	76	2	2	R 855 000	R 85 500	R 769 500	R 7 039	R 1 000	R 400	R 6 700	400	R -1 139	R -1 727	R -1 281
3	90	2	2	R 999 000	R 99 900	R 899 100	R 8 224	R 1 200	R 500	R 7 400	400	R -1 724	R -2 474	R -1 987

Type	Apartment size m <sup>2</sup>	Bedrooms	Bathrooms	LIST PRICE	Deposit	Bond Amount	MONTHLY BOND INSTALLMENT 80% FINANCING (10,5% - 30yr term)	Monthly Levy	Property taxes (Estimate)	PROJECTED RENTAL INCOME p/m	Rental Management fee p/m	Shortfall p/m year 1 LEVY SPECIAL	Shortfall p/m year 2	Shortfall p/m year 3
1	68	2	1	R 805 000	R 161 000	R 644 000	R 5 891	R 950	R 300	R 6 200	400	R -391	R -960	R -548
2	76	2	2	R 855 000	R 171 000	R 684 000	R 6 257	R 1 000	R 400	R 6 700	400	R -357	R -945	R -499
3	90	2	2	R 999 000	R 199 800	R 799 200	R 7 311	R 1 200	R 500	R 7 400	400	R -811	R -1 561	R -1 073

Expected Annual Capital Growth	8%
Interest rate used on bond	10,5%
Bond Term used	30 Years
Expected annual rental increase	8%
Rental management fee on gross renta	10%
CPI	6%



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