

# Aerial Empire

7 Sivewright Avenue, New Doornfontein  
Johannesburg



## Key investment highlights

**56**

units

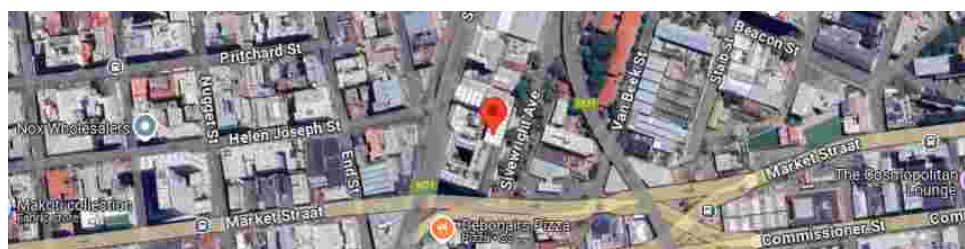
**Zoning**

**Business 1**

| Type           | #  | Size (m <sup>2</sup> ) | 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**



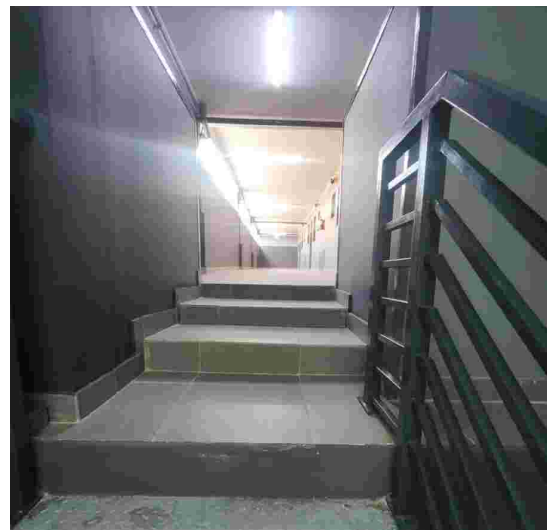
**Contact:**

**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          |
| <b>Total Fixed Expenses</b> |                                        |   | <b>R40 200,00</b> | <b>R482 400,00</b> |
| 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

