



IGROW WEALTH
INVESTMENTS

7B World House
Loerie Park
Paul Kruger Street
7550, Durbanville

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Excellent Investment Opportunity: Botani, Sunnyside East

Block:	Botani
Address:	Spuy/Relly Street
Maintenance needed:	Minor
Rental Agreement:	Yes
Body Corporate Status:	Venter van Wyk (012) 322 7000, with positive financials
Subdivision Possibility:	Yes
Purchase Price	370 000
Current Rent (May 07)	3200
Rent with Subdivision	4000
Monthly Levies	810
Expenses (bond + levy + management fee)	5315.75
Monthly Shortfall	1315.75
Break Even Year	5
Comments:	Situated 5 min. away from Tukkies and Loftus. Has fantastic tenant in paying R2900 pm with 10% in May 2007, but can be given notice. The flat needs minor attention. Bath needs cleaning.
Specs:	2 Bedroom, 1 Bathroom (separate toilet), 1 u/c parking, 84m ²

If you are interested in buying or need more information, please contact

Anél Kotze: (021) 979 2501
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Note that due to high demand and multiple agents we have to work on a first come first serve basis.