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MSP INVESTOR CLUB: DEAL SHEET

SORALIA VILLAGE, MUIZENBERG



The development is situated in Muizenberg within close proximity of the M5 highway, the various beaches and Muizenberg's Capricorn Shopping Centre. The estate is fully secure with palisade electrified perimeter fencing and 24 hour roaming guards on patrol. There is one access point and gatehouse with manned guard. The estate offers roll-on lawns for private gardens and professionally landscaped nature zones with walkways that lead to a dam and bird hide.

***NO MONEY DOWN UNTIL 2010! HERE'S HOW...**

- Estimated transfer mid 2009 (12 months)
- Developers Assistance covers repayments for 12 months**
- Surplus estimated rental income covers repayments for 5 months

* Excluding deposit

** Based on bond repayments calculated at current 15.5% prime lending rate.

SORALIA VILLAGE CASH FLOW MODEL – TYPE 1 LAYOUT

Purchase price	R 549 000.00
Less deposit	R 5 000.00
Bond repayments over 30 years @ 14.5 % (prime less 1%)	R 6 661.58
Plus estimated levies	+ R 500.00
	= R 7 161.58
Less expected rental	- R 3 000.00
Total out of pocket expenses per month	= R 4 161.58
Less R 87 600 developers assistance paid over 12 months into bond account	- R 7 300.00
Monthly Cash Positive Total (for 12 months from date of transfer)	= R 3 138.42

Property

New Development – Plot & Plan

Property details

2 Bedroom, 1 bathroom
3 Bedroom, 2 bathroom
All with private gardens

Price

Type 1 (52m² - 2 Bed, 1 Bath): **R 549 000** (R 8 873 per m²)
Type 2 (64.5m² - 3 Bed, 2 Bath): **R 679 000** (R 8 862 per m²)
Type 3 (75 m²- 3 Bed, 2 Bath): **R 789 000** (R 8 858 per m²)
Type 4 (90m²- 3 Bed, 2 Bath): **R 949 000** (R 8 878 per m²)

Costs included

Interim interest (no draw downs)
VAT (transfer duty)
Transfer fees
Bond registration costs





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Developers assistance

Type 1 : R 7 300 paid into bond account over 12 months from transfer (R87 600)

Type 2 : R 8 950 paid into bond account over 12 months from transfer (R107 400)

Type 3 : R 10 390 paid into bond account over 12 months from transfer (R124 680)

Type 4 : R 12 496 paid into bond account over 12 months from transfer (R149 952)

Deposit

R 5 000 deposit

Estimated levies

R 500 per month

Estimated rental (RVR)

R 3 000 – R 3 800 per month (0.69%) - based on Type 1

Estimated completion date

Mid 2009

Features

- Free 12 month MSP Investor Club Platinum membership valued at R 1788
- 24-Hour manned and patrolled security estate
- 25 minutes to Cape Town CBD
- 20 minutes to Cape Town International Airport
- 10 minutes to Muizenberg CBD
- 5 minutes to closest beach
- 5 minutes to closest shopping centre
- Nature Zone with wetland, bird hide and secure walkways
- Low levies

Optional extras

Additional kitchen cupboards	Jacuzzi
Extractor fan	Braai
Lock-up garage (R 50 000)	Splash pool

Special conditions

Limited offer:

Type 1 x 30 units Type 3 x 20 units
 Type 2 x 20 units Type 4 x 12 units
 Exclusive to MSP Investor Club Platinum members
 Bond finance to be facilitated MSP Bonds



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