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MSP INVESTOR CLUB: DEAL SHEET

SUNRISE VILLAS, MUIZENBERG



The development is situated next to Sunrise Circle, right on Muizenberg's beachfront. Most apartments offer either sea or beautiful mountain views. The estate is fully secure with palisade electrified perimeter fencing. There is one access point and gatehouse with manned guard as well as a security intercom system. Sunrise Villas offers a clubhouse as well as a resident's swimming pool. Buyers will have a choice of 3 interior decor options for their apartments. Kitchens are fully-fitted with an oven, hob and extractor.

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

- **Estimated transfer early 2010 (19 months)**
- **Developers Assistance covers equivalent of 10 months bond repayment ****
- **Surplus estimated rental income covers additional 2 months bond repayment**

* Excluding deposit

** Based on bond repayments calculated at current 15.5% prime lending rate minus 1%.

SUNRISE VILLAS CASH FLOW MODEL

Purchase price	R 809 000.00
Less deposit	R 10 000
Bond repayments over 30 years @ 14.5 % (prime less 1%)	R 9 784.20
Plus estimated levies	+ R 500.00
	R 10 284.20
Less expected rental	- R 3 900.00
Total out of pocket expenses per month	= R 6 384.20
Less R 100 000 developers assistance paid over 12 months into bond account	- R 8 333.33
Monthly Cash Positive Total (for 12 months from date of transfer)	= R 1 949.13

Property

New Development – Sectional Title

Property details

- 1 Bedroom, 1 bathroom
- 2 Bedroom, 1 bathroom
- Loft apartment - 1 bedroom, 1 bathroom
- Loft apartment - 2 bedroom, 1 bathroom

Price

- R 669 000 (48.1 m², 1 bedroom, 1 bathroom)
- R 809 000 (63.7 m², 2 bedroom, 1 bathroom)
- R 825 000 (63.7 m², 2 bedroom, 1 bathroom)
- R 769 000 (58.2 m², Loft apartment - 1 bedroom, 1 bathroom)
- R 999 000 (76.3 m², Loft apartment - 2 bedroom, 1 bathroom)

Costs included

- VAT (transfer duty)
- Transfer fees
- Bond registration





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Developers assistance

R 8 333 paid into bond account over 12 months from transfer (R 100 000)

Deposit

R10 000

Estimated levies

R 500 per month

Estimated rental (RVR)

R 3 900 – R 4 500 (0.63%)

Estimated completion date

Early 2010

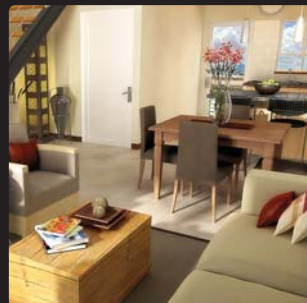
Features

- Free 12 month MSP Investor Club Platinum membership valued at R 1788
- 3 interior decor options
- Apartments with sea and mountain views
- Clubhouse
- Resident's swimming pool
- DSTV enabled
- Guardhouse with secure access control
- Electrified perimeter fencing
- Allocated parking bays
- Fully-fitted kitchens with oven, hob & extractor
- Granite counter tops & stainless steel balustrades
- High speed data access
- Security intercom system
- Optional lock-up garages

Special conditions

Limited Offer:

Applies to only 16 units
Exclusive to MSP Investor Club Platinum members
Bond finance to be facilitated by MSP Bonds



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