

Investment Opportunity:
Buy-2-Let-Property
Oxford Court
(Goodwood)



Asking price R500 000

Close to Voortrekker Road

Rent R4000 p.m.

This property offers the following:	
Floor Area (m ²) Residential	55
Floor Level	First Floor
Bedrooms	2 with built in cupboards
Lounge	1
Bathrooms	1 Full including shower
Kitchen	1 Open Plan
Parking*	1 Open behind security gates
Living areas	Open sliding door from living room. No Balcony
Security	Fenced, controlled access.



Purchase:		Initial Investment	
Purchase Price	500000.00	Deposit	50000.00
Deposit (10%)	50000.00	Transfer	15000.00
Bond Amount (90%)	450000.00	Bond	6000.00
		Total:	71000.00
Monthly Cash Flow		9.00%	Interest rate
Bond Payment	4048.77	240	Bond Term Mnths
Levies Body Corporate	763.63		
Municipal Taxes (approxamite)	180.00	Gross ROI	9.60%
Total monthly Expenses	4992.40	Net ROI	8.64%
Rental Income	4000.00		
Less agents commission @ 10%	-400.00		
Net income	3600.00		
Monthly Shortfall	-1392.40		

The shortfall in the first year is R1392.40 and a break even situation is envisaged after 4 years.

The seller will consider realistic offers on the asking price.

Property condition:

This first floor unit is in a very neat condition. The inside of the unit has good finishes which is well kept. The exterior and surroundings of the complex is well maintained and leaves a good impression. The development is about three years old. A new agency took over the management of the body corporate and healthy management principles are being implemented.

Location and suburb information:

The property is very close to Voortrekker Road in Goodwood. It is within easy access to public transport and very popular with tenants. Though it is so conveniently close to Voortrekker Road, it is just removed from the direct street front and the traffic of the area. It is a very popular complex with tenants with no rental vacancies. It could be viewed as an investment with a strong future income expectation rather than above average capital growth.





Own Your Own Investment Property.

This opportunity will be taken up soon. If you are interested, please phone me immediately.

Cobus van der Merwe

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