

Property For Sale: *Unit 6, Vissershof, Strand*



Asking price R290 000

Subject Property:

ERF 1876 Strand CITY OF CAPE TOWN
SS VISSERSHOF(22/1984) UNIT 6
9 GORDON STREET, STRAND



This property offers the following:

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Floor Area (m ²) Residential	28
Erf Size (m ²)	
Floor Level	Ground Level
Bedrooms	Bachelors unit
Lounge	
Bathrooms	Main. Bath, toilet, HW basin
Kitchen	Separate
Parking*	One behind security fencing
Living areas	Access to yard
Security	Fenced
Body Corp. Levies	R378.00p.m.
Municipal Taxes	R65.00 p.m. Approximate.
	Rent: R2250.00



Purchase:	
Purchase Price	290000.00
Deposit (10%)	29000.00
Bond Amount (90%)	261000.00

Initial Investment	
Deposit	29000.00
Transfer	15000.00
Bond	6000.00
Total:	50000.00

Monthly Cash Flow	
Bond Payment	2348.28
Levies	378.00
Municipal Taxes (approximate)	65.00
Total monthly Expences	2791.28
Rental Income	2250.00
Less agents commission @ 10%	-225.00
Net income	2025.00
Monthly Shortfall	-766.28

9.00%	Interest rate
240	Bond Term Mnths

Gross ROI	9.31%
Net ROI	8.38%





GOLDEN OLDY

Only two blocks and walking distance from beachfront.

Two blocks away from McDonalds, Steers, Kentucky and large OK Shopping centre.

Walking distance to town centre.

Smaller *Art Deco Period* building with only 8 units in block. Well managed Body Corporate.

Ideal retirement unit, weekend hide out, or investment property to rent out.