

Your piece of paradise



Languna Estate Languna Estate

August 2011 edition

Langebaan



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Options on offer:

1. 75m2 Unit: 2 Bedroom, 1 bathroom + Garage and paved driveway..... **R 605 000**
2. Above (1) with garage converted to 3rd room..... **R 623 000**
3. Braai + R 10 000
4. Blinds + R 5 000
5. Burglar-proofing + R 5 000
6. Washing line + R 1 000

These options include:

- Own title ownership
- West Coast Stone finish
- 2 Bedroom with BIC
- House to house lawn
- Detailed specifications on finishes
- Appointed rental agents
- Current rent income: R 4 000.00



Pick the right spot



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Cash Flow illustration:

Purchase:	
Purchase Price	605000.00
Deposit (10%)	60500.00
Bond Amount (90%)	544500.00

Initial Investment	
Deposit	60500.00
Transfer	15000.00
Bond	6000.00
Total:	81500.00

Monthly Cash Flow	
Bond Payment	4899.01
Levies HOA	150.00
Municipal Taxes (approxamite)	350.00
Total monthly Expences	5399.01
Rental Income	4500.00
Less agents commission @ 10%	-450.00
Net income	4050.00
Monthly Shortfall	-1349.01

9.00%	Interest rate
240	Bond Term Mnths

Gross ROI	8.93%
Net ROI	8.03%

Calculated on 9% interest rate and a 20 year bond.

Out of pocket in 1st year.

Making financial sense



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Geography:

Langebaan



Close proximity to Cape Town, an hour away relatively traffic free, incredible natural beauty and leisure activities. Vredenburg, a 15 minute drive from Langebaan, serves as the commercial centre of this area of the West Coast, Saldanha Bay serves as the Industrial centre of the area and Langebaan is the main residential and leisure area expanding at a tremendous rate.

Property prices have escalated incredibly in Langebaan over the last 4 years (+/- 4 fold)! A 700 square meter plot of ground in Myburgh Park that was purchased for R68 000 in 2002, was recently resold for an amazing R450 000!

Municipal rates are attractive in Langebaan, with a sea front plot of +/- 750 square meters attracting an annual rates bill of only +/-R 3 600.

Laguna is situated next to Club Mykenos, one of the main attractions of the west coast, a recently completed convenient shopping centre, private school and restaurants – walking distance from the beach and major west coast water sport area.

Enjoy your piece of paradise



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Examples of existing houses in the Estate



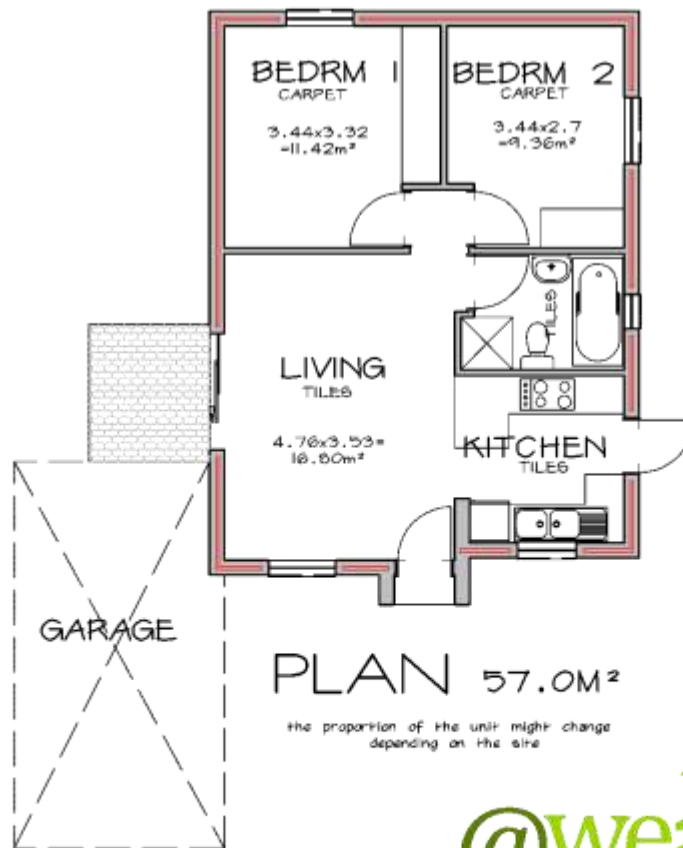
Close proximity of the Laguna Mall



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