SELLING

FROM R995 000

R10 000 SECURING DEPOSIT



10.4%
GROSS YIELD

YOUR INVESTMENT

TYPICAL TYPE A - 35M²

1 Bedroom | 1 Bathroom

SELLING FROM R995 000
R10 000 SECURING DEPOSIT
BOND FROM R985 000

20 YEAR BOND

BOND REPAYMENT	R9 505
EST RATES, LEVIES	R1 455
RENTAL MANAGEMENT	R850
TOTAL MONTHLY COST	R11 810

ESTIMATED RENTAL INCOME 2027

RENTAL	R9 180
EST MONTHLY SHORTFALL	-R2 786

CALCULATIONS ARE BASED ON THE FROM SALES PRICE AND AN INTEREST RATE AT 10%. RATES ARE ESTIMATED AND SUBJECTED TO CHANGE. (PRIME LESS 0.5%)

FORECAST & ROI

TYPICAL TYPE A

PURCHASE PRICE *(incl transfer costs, fees and bond registration costs)*	R995 000
ANNUAL ESCALATION RATE (COST)	6%
ANNUAL ESCALATION RATE (RENT)	8%
ANTICIPATED CURRENT RENTAL ON PURCHASE DATE	R8 500

	2026	2027	2028	2029	2030
Property Value	R995 000	R1 054 700	R1 117 982	R1 185 060	R1 256 164
Monthly Gross rental	R8 500	R9 180	R9 914	R10 708	R11 564
Operating Costs					
Bond repayment (10.5%) 20 years	R9 505	R9 505	R9 505	R9 505	R9 505
Levies	R1 055	R1 118	R1 185	R1 257	R1 332
Rates and Taxes	R400	R425	R450	R475	R500
Rental Management (10%)	R850	R918	R991	R1 071	R1 156
Shortfall	- R3 310	- R2 786	- R2 217	- R1 600	- R929
Gross Rental Yield	10.3%	**10.4%**	10.6%	10.8%	11%

SELLING

FROM R1 395 000

R10 000 SECURING DEPOSIT



9.2%
GROSS YIELD

YOUR INVESTMENT

TYPICAL TYPE B - 50M²

2 Bedrooms | 1 Bathroom

SELLING FROM R1 395 000
R10 000 SECURING DEPOSIT
BOND FROM R1 385 000

20 YEAR BOND

BOND REPAYMENT	R13 366
EST RATES, LEVIES	R1 915
RENTAL MANAGEMENT	R1 050
TOTAL MONTHLY COST	R16 331

ESTIMATED RENTAL INCOME 2027

RENTAL	R11 340
EST MONTHLY SHORTFALL	- R5 191

CALCULATIONS ARE BASED ON THE FROM SALES PRICE AND AN INTEREST RATE AT 10%. RATES ARE ESTIMATED AND SUBJECTED TO CHANGE. (PRIME LESS 0.5%)

FORECAST & ROI

TYPICAL TYPE B

PURCHASE PRICE *(incl transfer costs, fees and bond registration costs)*	R1 395 000
ANNUAL ESCALATION RATE (COST)	6%
ANNUAL ESCALATION RATE (RENT)	8%
ANTICIPATED CURRENT RENTAL ON PURCHASE DATE	R10 500

	2026	2027	2028	2029	2030
Property Value	R1 395 000	R1 478 700	R1 567 422	R1 661 467	R1 761 155
Monthly Gross rental	R10 500	R11 340	R12 247	R13 227	R14 285
Operating Costs					
Bond repayment (10.5%) 20 years	R13 366	R13 366	R13 366	R13 366	R13 366
Levies	R1 515	R1 606	R1 702	R1 804	R1 913
Rates and Taxes	R400	R425	R450	R475	R500
Rental Management (10%)	R1 050	R1 134	R1 225	R1 323	R1 429
Shortfall	- R5 831	- R5 191	- R4 496	- R3 741	- R2 922
Gross Rental Yield	9.0%	**9.2%**	9.4%	9.6%	9.7%

SELLING

FROM R1 495 000

R10 000 SECURING DEPOSIT



8.9%
GROSS YIELD

YOUR INVESTMENT

TYPICAL TYPE B1 - 55M²

2 Bedrooms | 1 Bathroom

SELLING FROM R1 495 000
R10 000 SECURING DEPOSIT
BOND FROM R1 485 000

20 YEAR BOND

BOND REPAYMENT	R14 331
EST RATES, LEVIES	R1 915
RENTAL MANAGEMENT	R1 085
TOTAL MONTHLY COST	R17 331

ESTIMATED RENTAL INCOME 2027

RENTAL	R11 718
EST MONTHLY SHORTFALL	- R4 851

CALCULATIONS ARE BASED ON THE FROM SALES PRICE AND AN INTEREST RATE AT 10%. RATES ARE ESTIMATED AND SUBJECTED TO CHANGE. (PRIME LESS 0.5%)

FORECAST & ROI

TYPICAL TYPE B1

PURCHASE PRICE *(incl transfer costs, fees and bond registration costs)*	R1 495 000
ANNUAL ESCALATION RATE (COST)	6%
ANNUAL ESCALATION RATE (RENT)	8%
ANTICIPATED CURRENT RENTAL ON PURCHASE DATE	R10 850

	2026	2027	2028	2029	2030
Property Value	R1 495 000	R1 584 700	R1 679 782	R1 780 569	R1 887 403
Monthly Gross rental	R10 850	R11 718	R12 655	R13 668	R14 761
Operating Costs					
Bond repayment (10.5%) 20 years	R14 331	R14 331	R14 331	R14 331	R14 331
Levies	R1 515	R1 606	R1 702	R1 804	R1 913
Rates and Taxes	R400	R425	R450	R475	R500
Rental Management (10%)	R1 085	R1 172	R1 266	R1 367	R1 476
Shortfall	- R6 481	- R5 861	- R5 093	- R4 309	- R3 458
Gross Rental Yield	8.7%	**8.9%**	9.0%	9.2%	9.4%

SELLING

FROM R1 795 000

R10 000 SECURING DEPOSIT



7.8%
GROSS YIELD

YOUR INVESTMENT

TYPICAL TYPE C - 73M²

2 Bedrooms | 2 Bathrooms

SELLING FROM R1 795 000
R10 000 SECURING DEPOSIT
BOND FROM R1 785 000

20 YEAR BOND

BOND REPAYMENT	R17 226
EST RATES, LEVIES	R2 400
RENTAL MANAGEMENT	R1 150
TOTAL MONTHLY COST	R20 776

ESTIMATED RENTAL INCOME 2027

RENTAL	R12 420
EST MONTHLY SHORTFALL	- R8 593

CALCULATIONS ARE BASED ON THE FROM SALES PRICE AND AN INTEREST RATE AT 10%. RATES ARE ESTIMATED AND SUBJECTED TO CHANGE. (PRIME LESS 0.5%)

FORECAST & ROI

TYPICAL TYPE C

PURCHASE PRICE *(incl transfer costs, fees and bond registration costs)*	R1 795 000
ANNUAL ESCALATION RATE (COST)	6%
ANNUAL ESCALATION RATE (RENT)	8%
ANTICIPATED CURRENT RENTAL ON PURCHASE DATE	R11 500

	2026	2027	2028	2029	2030
Property Value	R1 795 000	R1 902 700	R2 016 862	R2 137 873	R2 266 146
Monthly Gross rental	R11 500	R12 420	R13 414	R14 487	R15 646
Operating Costs					
Bond repayment (10.5%) 20 years	R17 226	R17 226	R17 226	R17 226	R17 226
Levies	R2 000	R2 120	R2 247	R2 382	R2 525
Rates and Taxes	R400	R425	R450	R475	R500
Rental Management (10%)	R1 150	R1 242	R1 341	R1 449	R1 565
Shortfall	- R9 276	- R8 593	- R7 851	- R7 045	- R6 170
Gross Rental Yield	7.7%	**7.8%**	8.0%	8.1%	8.3%

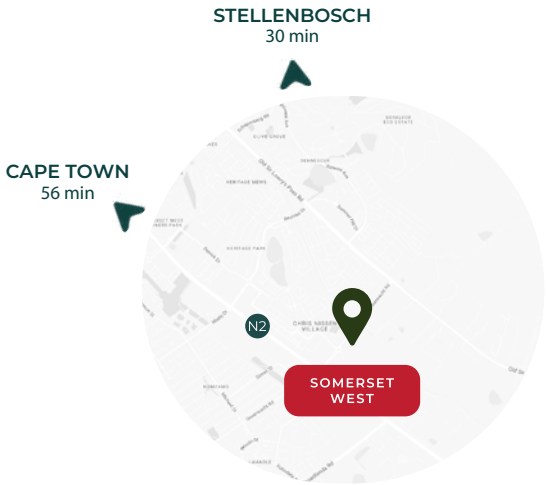
WHY INVEST

TPN DATA IN SOMERSET WEST

Somerset West presents a strong rental environment, supported by positive tenant payment behaviour and a high good-standing ratio.

With 94.21% of tenants in good standing and 84.81% paying on time, the area demonstrates reliable rental performance and a lower collection risk than the national average.

Combined with a substantial rental market and established household income base, these indicators strengthen the investment case for Summit & Cove.



TENANT & HOUSEHOLD PROFILE

41 - 70
DOMINANT AGE

R153K - R614K
HOUSEHOLD INCOME

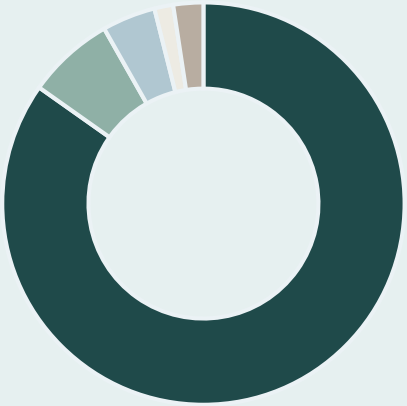
1 - 3
HOUSEHOLD SIZE

Somerset West's household profile suits compact apartment living, with over three quarters of rental households comprising one to three people and the strongest income concentration between R153,801 and R614,400 per year.

TENANT GOOD STANDING RATIO

Somerset West records a **94.21%** good-standing ratio, compared with the national average of 85.57%, reflecting strong tenant payment behaviour and lower rental collection risk.

PAYMENT TRENDS



- PAID ON TIME: **86.82%**
- PAID LATE: **5.05%**
- PARTIAL PAYMENT: **4.27%**
- DID NOT PAY: **2.47%**
- GRACE PERIOD: **1.39%**

SECURE YOUR UNIT TODAY

WE MAKE IT EASY TO INVEST

STEP 1

SELECT YOUR PREFERRED UNIT TYPE

STEP 2

PAY R10 000 DEPOSIT TO SECURE THE UNIT

(You will be required to sign the Agreement of Sale thereafter)

STEP 3

OUR MORTGAGE TEAM WILL ASSIST WITH BOND FINANCE

STEP 4

WATCH YOUR ASSET APPRECIATE WHILE WAITING FOR TRANSFER - SCHEDULED FOR 2027

STEP 5

STAY INFORMED THROUGH OUR BUYERS UPDATE OR FOLLOW US ON SOCIAL MEDIA

MortgageMAX

SUMMIT & COVE

LUXURY APARTMENTS

Discover the investment potential of Summit & Cove.
Connect with our team to learn more.



Ronnie du Toit
082 812 4473
ronnie@summitandcove.co.za



Jenine Havenga
063 793 4458
jenine@summitandcove.co.za



Morne Combrinck
075 925 7071
morne@summitandcove.co.za

MATTERHORN
PROPERTY SPECIALISTS

www.summitandcove.co.za

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DALMAR GROUP

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