

Investment Property Opportunity now
available in the market in East London
FOR SALE

R8,595,000.00 (VAT Excl)

912 Settlers Way, Siyakha, East London



AGENT

Rudi 082 695 6658



LOCATION

912 Settlers Way, Siyakha, East London
GPS: <https://maps.app.goo.gl/jnCAi2fh9tVhLWm7Z>



VIEWING

By appointment only



PROPERTY LINK

<https://www.sagrouponline.co.za/Property/3368/investment-property-opportunity-now-available>



1. PROPERTY ADDRESS & GENERAL INFORMATION

Registered Property Address: 912 Settlers Way, Siyakha, East London

Property Type: Industrial – Storage

Erf Registered Details: Farm 912 Portion 5

Suburb & City: East London

Municipal Area: Buffalo City Metropolitan

GPS co-ordinates: -33.035893 / 27.843152

Deeds Office: King Williams Town

Title Deed No: T7357/2005

Property Size: ± 4047.0000SQM

Zoning: Industrial

Asking Price: R8,595,000 + VAT

2. DESCRIPTION OF IMPROVEMENTS

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Property compromises of ± 121 Self Storage Units with a 98% occupation rate.

- Erf Size ± 4047 SQM
- Storage Units generates and investment income of $\pm R1\ 100$ (Vat Inc) per unit with a yearly escalation of $\pm 6\%$ (Escalation in Feb each year)
- Currently 120 units are rented out with 1 unit available/ vacant
- Each storage unit is ± 18 Sqm
- Current Rental Total Income per month is $\pm R137,954.00$
- Salaries for 4 Employees is around $\pm R24,954.00$ per month
- Monthly Surplus is around $\pm R93,378$ per month (**refer to page 6 for calculation**)

Well located on Settlers Way on the R27. A mere ± 6.8 km from the East London Harbor and ± 7.2 Km from East London city center and only ± 2 km from the King Phalo Airport in East London.

Ideal Investment Opportunity



3. PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



4. ACCOUNTS & OTHER IMPORTANT INFORMATION

Current Monthly Expenses:

- Property rates & taxes: ±R14,566.00 per month
- Water: ±R430.00 per month
- Electricity: ±R1000.00 per month
- Refuse: ±R822.00 per month
- Sewerage: ±R630.00 per month
- Fire Levy: ±R76.00 per month
- Telkom: ±R900.00 per month
- Red Alert (Security) ±R1,200.00 per month
- Salaries ±R24,954.00 per month
- **Total Expenses ±R44,576.00 per month**

Current Monthly Income:

- Rental Income ±R137,954.00 per month

Surplus: ±R93,378 per month