neighbourgood

THE LENNON

Cape Town

5 YEAR *Owner* NET REVENUE *Projections*

60 CORPORATION STREET, CAPE TOWN

DESIGN *Led.*
INCOME *Driven.*
FUTURE *Focused.*

- Prime location: Walkable neighbourhood
- Secure: 24/7 security & access control
- Professionally managed: Hospitality model
- Design led: Sustainable by design

PROJECTIONS

❶ UNIT SNAPSHOT

UNIT TYPE	CLASSIC SUITE
INTERNAL SIZE	27M^2
PARKING	NOT INCLUDED
SALE PRICE	STARTING FROM R1,850,000

TRANSFER DUTY	INCLUDED
FURNITURE PACK	STARTING FROM R155 000 (TBC)
COMPLETION	Q2 2028

❷ INCOME FORECAST

METRIC	PREDICTED
AVERAGE DAILY RATE	R1,878.71
OCCUPANCY	68%
MONTH GROSS RENTAL REV.	R38,858
ANNUAL GROSS BOOKING REVENUE	**R466,296**

Assumes professionally managed short/mid-stay operation.

❸ OPERATING COSTS P.A. AT 68% OCCUPANCY

BODY CORPORATE LEVY EST.	R22,740
RATES & CID LEVY EST.	R17,544
NEIGHBOURGOOD MANAGEMENT FEE (20% OF GROSS REVENUE)	R93,259.16
LINEN RENTAL	R9,612
ELECTRICITY	R13,262
INTERNET	R8,616
GUEST CONSUMABLES	R5,966
TOTAL OPERATING COSTS	**R170,999.16**

4 NET RETURN

GROSS ANNUAL REVENUE	R466,296
OPERATING COSTS	R170,999.16
PLATFORM FEES	R83,933.25
NET ANNUAL INCOME	R211,363.59
PURCHASE PRICE	STARTING FROM: R1,850,000

NET YIELD 11.43%

5 CAPITAL GROWTH PROJECTION

YEAR	ESTIMATED VALUE
PURCHASE (TODAY)	R1,850,000
YEAR 1	R1,998,000
YEAR 3	R2,330,467
YEAR 5	R2,718,257

R868,258

EST. 5-YEAR EQUITY GAIN

BASED ON 8% ANNUAL GROWTH, STRONG LOCATION FUNDAMENTALS, & LIMITED NEW SUPPLY

6 FINANCING EXAMPLE

90% BOND

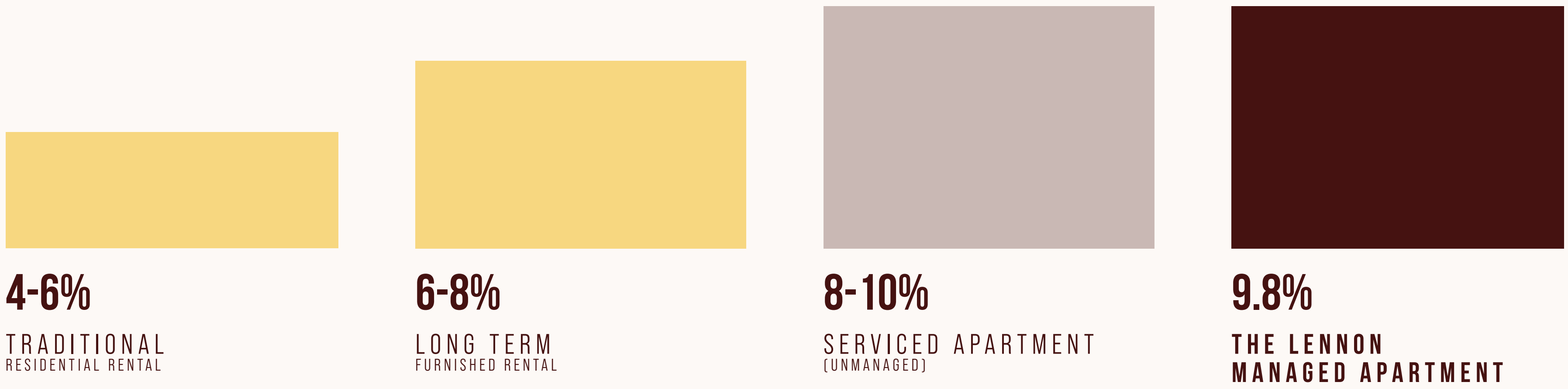
PURCHASE PRICE	R1,850,000
DEPOSIT (10%)	R185,000
BOND AMOUNT (90%)	R1,665,000
INTEREST RATE (VARIABLE)	9.5% (10.5% - 1%)
LOAN TERM	30 YEARS
EST. MONTHLY BOND REPAYMENT*	R14,000.22

*Calculated at prime minus 1 (9.5%), over 30 years

AVERAGE GROSS MONTHLY REV	R38,858
OPERATING COSTS (MONTHLY)	R17,888
BOND, RATES & LEVIES	R17,357
POSITIVE MONTHLY CASHFLOW	R3613

7 HOW WE COMPARE

NET YIELD COMPARISON



NEIGHBOURGOOD STAY DISCOUNT

NEW

Owners receive discounted short-term rental rates across all Neighbourgood locations nationwide.

COMPLIMENTARY WORKCLUB MEMBERSHIP

NEW

1 Workclub membership included per unit - valued at R1,090 per month.

WHY *Invest* IN *The Lennon?*

- Prime Location: High demand, low vacancy
- Professionally Managed: Hospitality expertise maximises income
- Strong Income Returns: Superior yields vs traditional rentals
- Quality Asset Protection: New build, low maintenance
- Flexible Use Options: Owner use, holiday or rental income
- Transparent Reporting: Owner portal with monthly statements

THE

LENNON

Cape Town

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