TPN InvestorReport

The most comprehensive rental analysis report available for the South African market

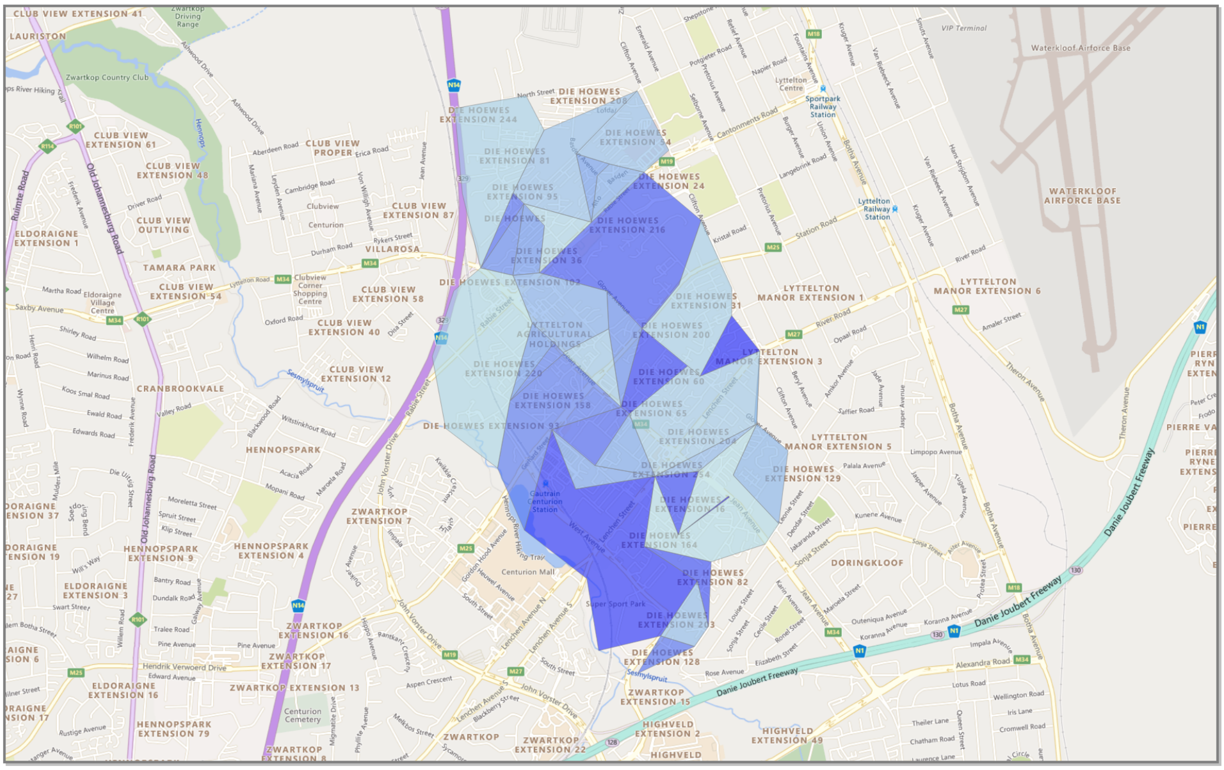
Die Hoewes, Centurion, Gauteng

Generated by Letting Experts

1. Existing property demographics
2. Existing household demographics
3. TPN rental payment index and goodstanding ratios
4. TPN yield information
5. TPN rental price index and price distribution

Suburbs Selected

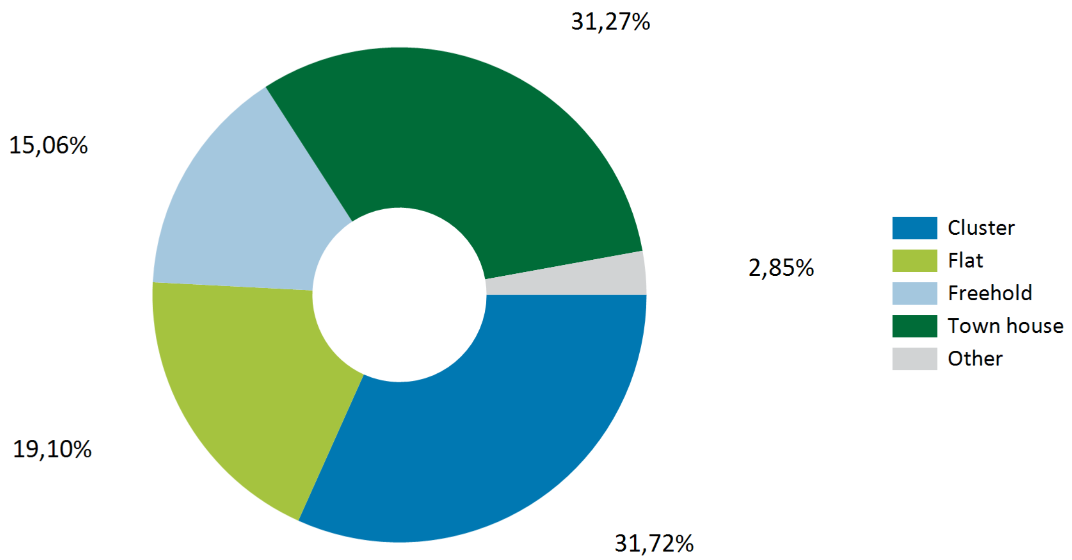
The below section provides you with an overview of the areas included in this report



Die Hoewes, Centurion, Gauteng

Property Types

The section below provides you with an overview of the type of properties available in the specified area

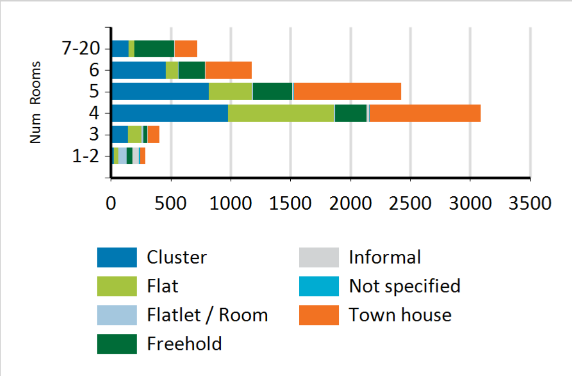


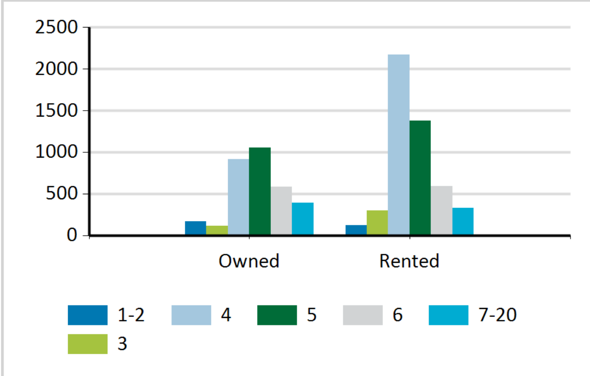
	All Properties	All Properties (%)	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Other	333	4,11%	51	27	48	81	45	6	75
Owned/Bonded	1 902	23,46%	669	225	6	282	9		711
Owned/PaidOff	990	12,21%	279	66	3	231			411
Rented	4 881	60,21%	1 572	1 230	54	627	51	9	1 338
Total	8 106	100 %	2 571	1 548	111	1 221	105	15	2 535

Source: 2011 Census data - Statistics South Africa

Property Size

The section below provides you with an overview of the size of properties available in the specified area [Hint: property size is based on number of rooms (excl bathrooms / kitchens) and not number bedrooms]



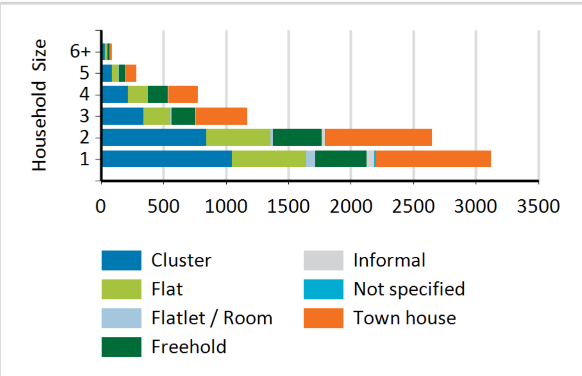


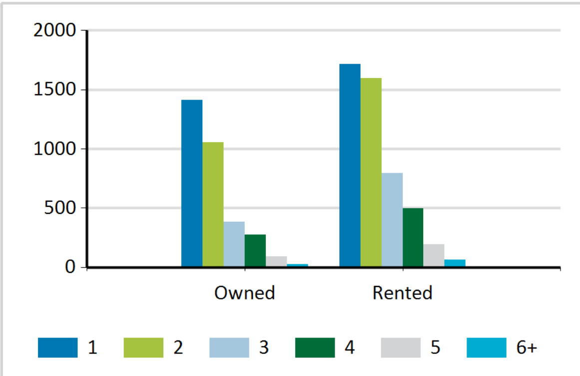
Number of Rooms	All Properties	Rental Properties	Freehold	Informal	Flat	Cluster	Town house	Flatlet / Room	Not specified
1-2	3,55%	2,46%	48	54	39	24	42	72	9
3	5,00%	6,02%	36	3	111	144	96	15	
4	38,12%	44,56%	261	21	885	978	930	12	3
5	29,94%	28,15%	324	15	360	819	897	9	3
6	14,51%	12,11%	222	3	102	459	387	3	
7-20	8,88%	6,70%	330	9	51	147	183		

Source: 2011 Census data - Statistics South Africa

Household Size

The below section provides you with an overview of the number of people living in each dwelling in the specified area



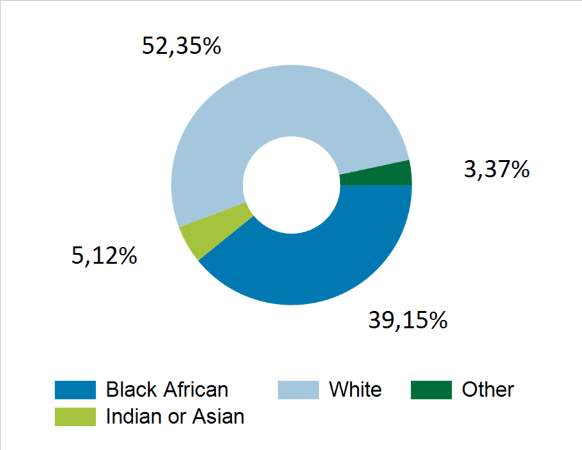


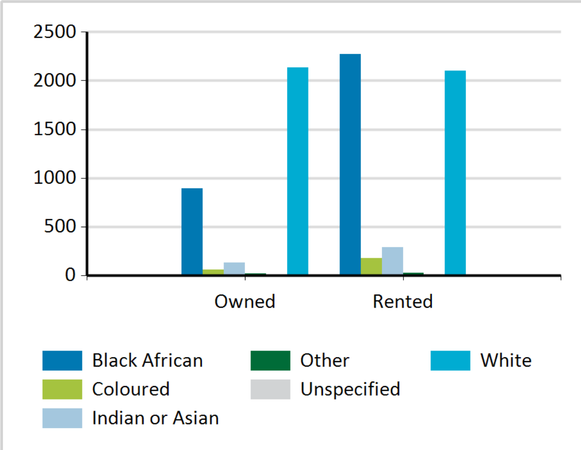
Household size	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
1	38,60%	35,27%	1 047	594	75	411	60	9	927
2	32,74%	32,86%	843	513	21	390	27	3	852
3	14,50%	16,31%	339	216	9	192	3	3	411
4	9,57%	10,25%	216	153	6	159	3		237
5	3,52%	4,01%	87	54	3	54	3		84
6+	1,08%	1,30%	30	21		18			18

Source: 2011 Census data - Statistics South Africa

Population Group

The section below provides you with an overview of the population group living in the specified area



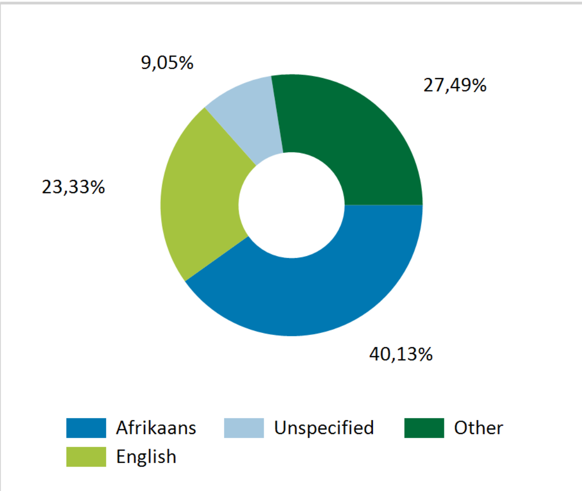


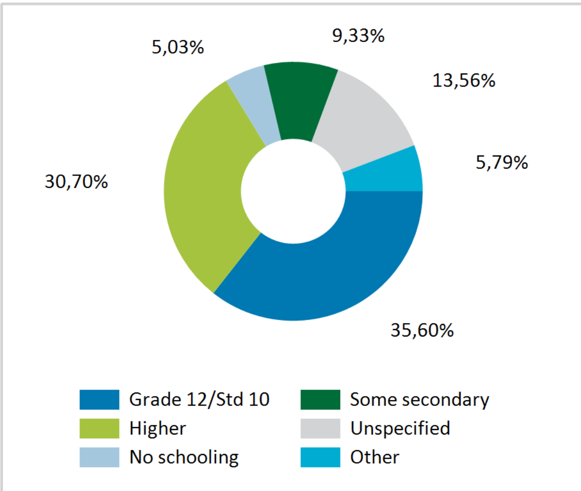
Population Group	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Black African	39,15%	46,82%	1 029	846	69	426	66	9	723
Coloured	2,86%	3,58%	84	54	3	21	3		66
Indian or Asian	5,12%	5,87%	120	120		63			111
Other	0,52%	0,49%	12	15		3			12
Unspecified	0,00%	0,00%							
White	52,35%	43,24%	1 317	507	39	708	33	6	1 626
Total	100 %	100 %	2 562	1 542	111	1 221	102	15	2 538

Source: 2011 Census data - Statistics South Africa

Language and Education

The section below provides you with an overview of the spoken language and education level in the specified area

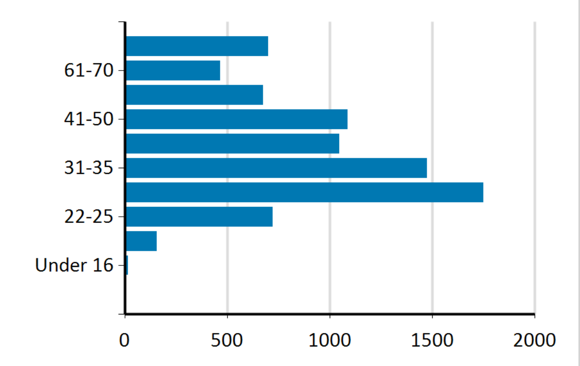


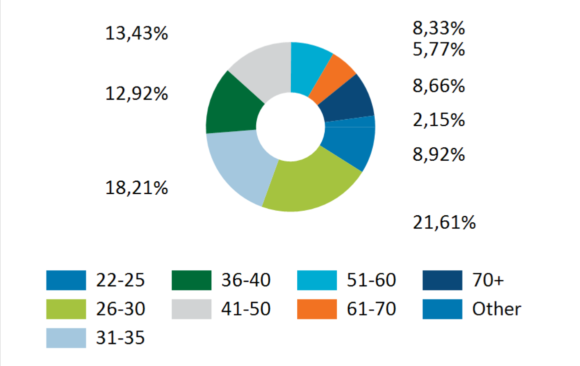


Source: 2011 Census data - Statistics South Africa

Household Head Age

The section below provides you with an overview of the age of the population in the specified area



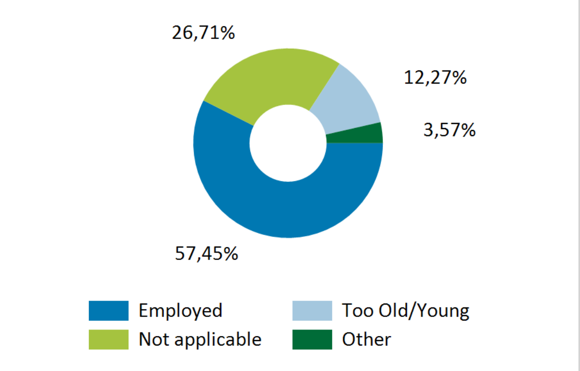


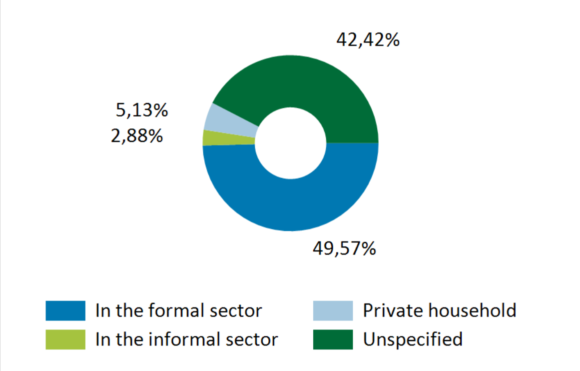
Age of Household head	All Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Not supplied	0,00%							
Under 16	0,22%	3	6		3	3		3
17-21	1,92%	30	60	3	21	3	3	36
22-25	8,92%	204	246	9	96	21		147
26-30	21,61%	603	459	15	201	24	3	447
31-35	18,21%	453	351	15	201	18	6	432
36-40	12,92%	303	180	18	165	18		363
41-50	13,43%	348	123	30	183	15	3	387
51-60	8,33%	168	66	12	144	6	3	276
61-70	5,77%	123	24	12	96	6		207
70+	8,66%	330	21	6	108			237

Source: 2011 Census data - Statistics South Africa

Employment Status

The section below provides you with an overview of the employment status of the population in the specified area



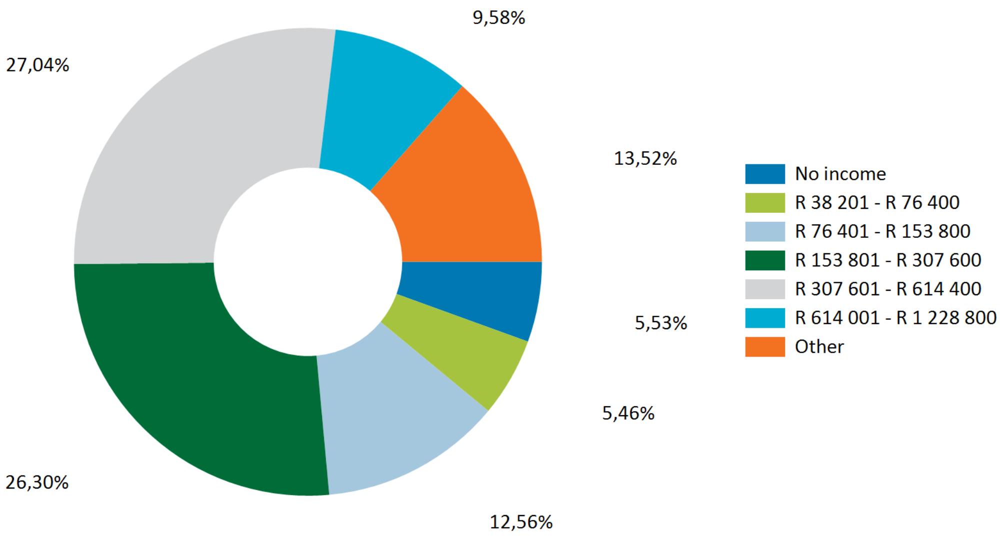


Sector Type	Discouraged work-seeker	Employed	Not applicable	Too Old/Young	Unemployed	Total
In the formal sector		8 961	174			49,57%
In the informal sector		516	15			2,88%
Private household		921	24			5,13%
Unspecified	75	189	4 710	2 262	582	42,42%

Source: 2011 Census data - Statistics South Africa

Annual Household Income

The section below provides you with an overview of the income earned by the entire household in the specified area

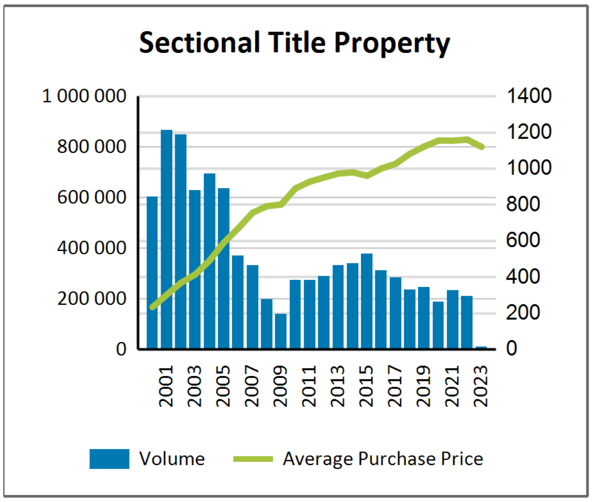


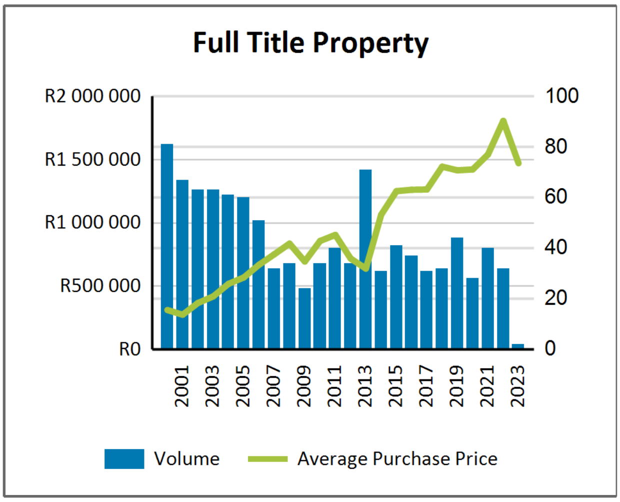
Annual household income	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
No income	5,53%	5,86%	144	75	9	57	12	6	144
R 1 - R 4800	2,41%	0,92%	150	12	3	6	3		21
R 4801 - R 9600	1,04%	0,62%	57	9		12	3		3
R 9601 - R 19 600	3,12%	2,16%	45	51	12	69	6	3	66
R 19 601 - R 38 200	4,23%	2,77%	99	39	24	69	21		90
R 38 201 - R 76 400	5,46%	4,75%	114	87	9	84	6		141
R 76 401 - R 153 800	12,56%	13,32%	252	216	24	168	6	3	345
R 153 801 - R 307 600	26,30%	30,21%	672	459	12	291	9	3	678
R 307 601 - R 614 400	27,04%	29,04%	690	435	3	303	15	6	732
R 614 001 - R 1 228 800	9,58%	7,95%	258	129	6	114	9		258
R 1 228 801 - R 2 457 600	1,67%	1,36%	45	24		21	3		42
R 2 457 601 or more	1,04%	1,05%	30	9		15			30
Unspecified	0,00%	0,00%							

Source: 2011 Census data - Statistics South Africa

Property Transactions

The section below provides you with an indication of purchase price and volume trends within the area.

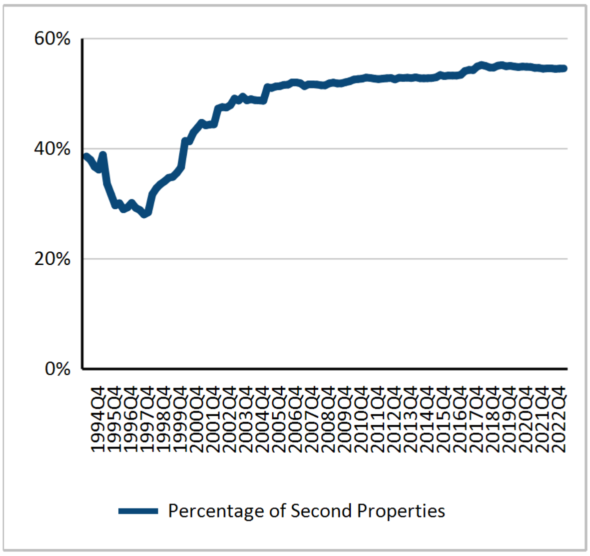


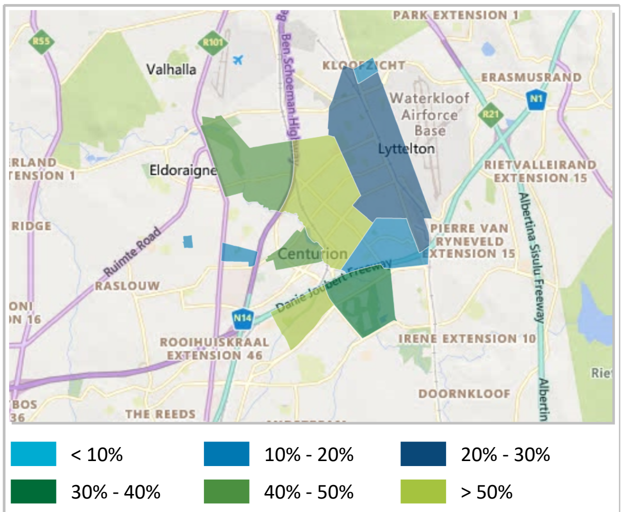


Source: Deeds Office

Investment Properties

The below section provides you with an indication of the ratio of primary residences and investment properties at a given point in time.



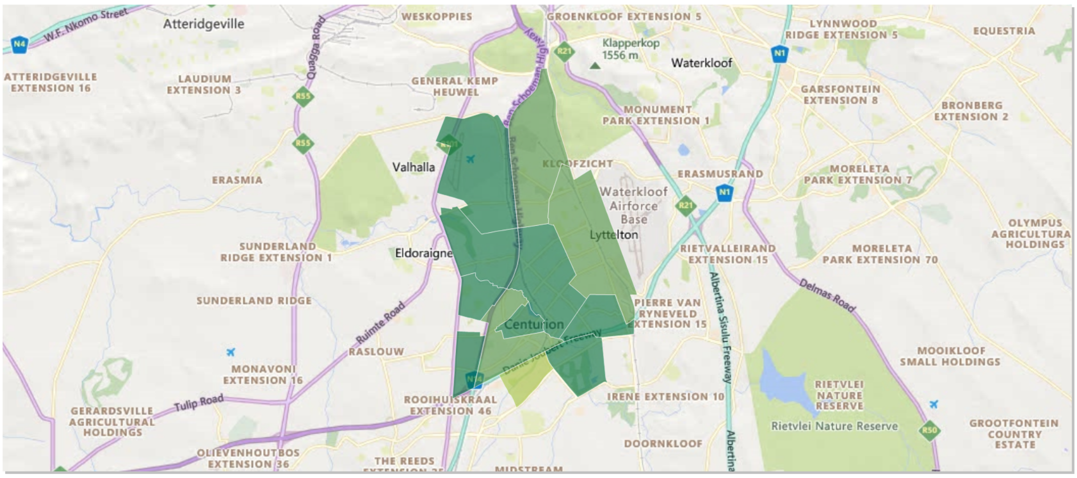


Average second property percentage for the last two years per area.

Source: Deeds Office

Rental Payment Index

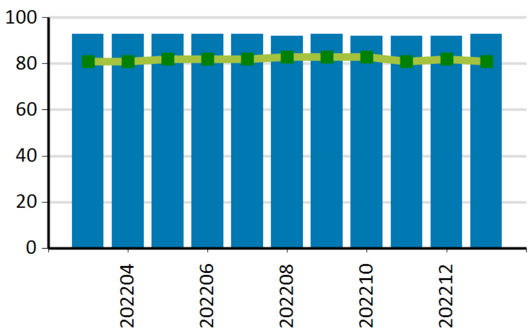
Overview of the rental payment trends for the specified area weighted against the national goodstanding index



>5% above | Above | National average | > 5% below | >10% below

Goodstanding Ratio

Overview of the suburb goodstanding ratio per period against the national average collection (Will I get paid?)



Payment Profile

Overview of the suburb payment trends which indicates how long it could take to collect rent

Payment Trend Detail	Suburb	Province	National
Paid on time (POT)	82,19%	63,01%	65,77%
Grace period (GP)	2,45%	4,95%	4,44%
Paid late (PL)	7,23%	12,42%	11,47%
Partial payment (PP)	5,29%	11,36%	10,90%
Did not pay (DNP)	2,84%	8,26%	7,42%
GoodStanding (POT+GP+PL)	**91,87%**	**80,38%**	**81,67%**

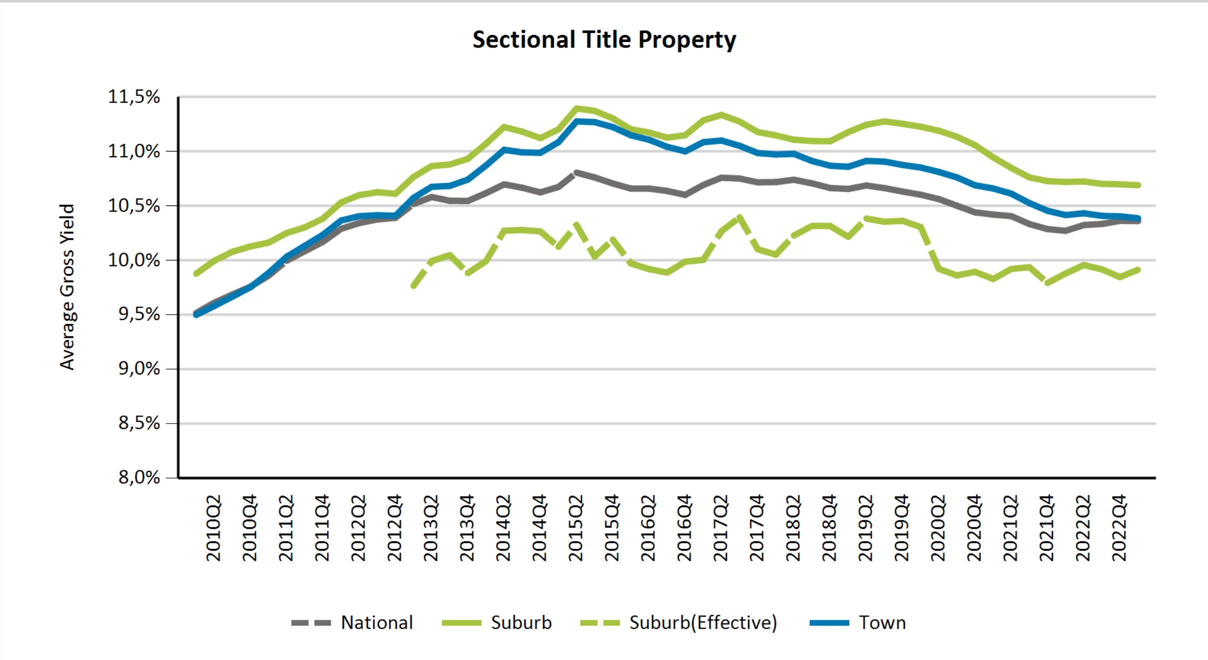
Source: TPN Credit Bureau

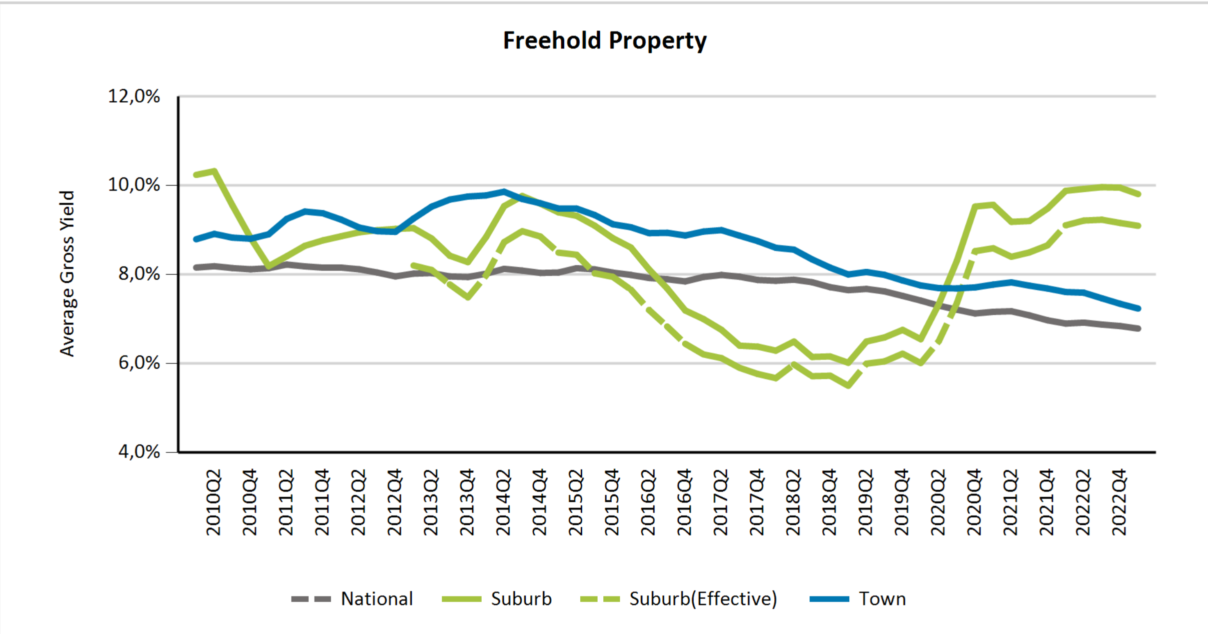
Residential Yield

The below section provides you with an indication of the average yield in the area.

Gross yield is the return on investment before expenses have been deducted. It is the total rental income for the period of one year expressed as a percentage of the value of the property at that point in time.

Effective Yield is the return on investment after the percentage of outstanding rental payments have been deducted to show the good standing portion of the gross yield only.



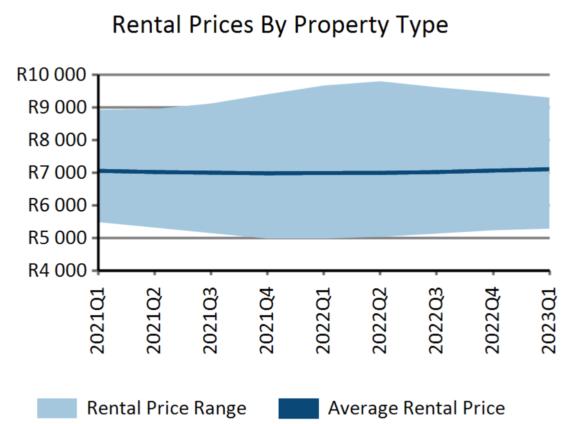


Source: TPN Credit Bureau

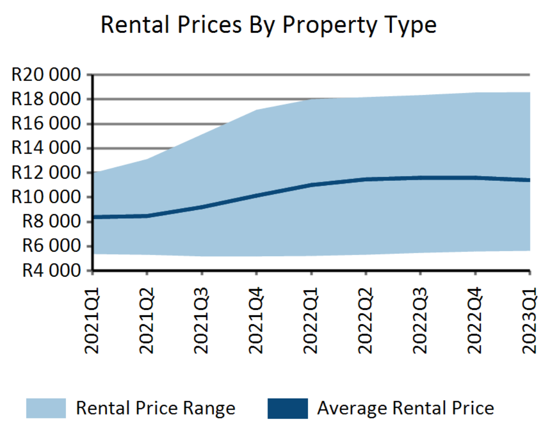
Rental Price Trends

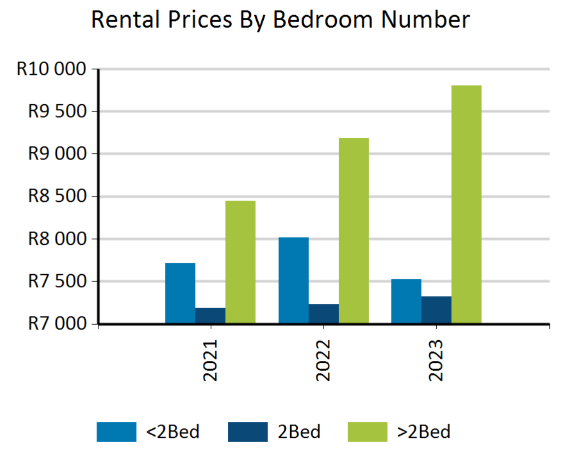
Overview of rental price trends per property type for the specified area

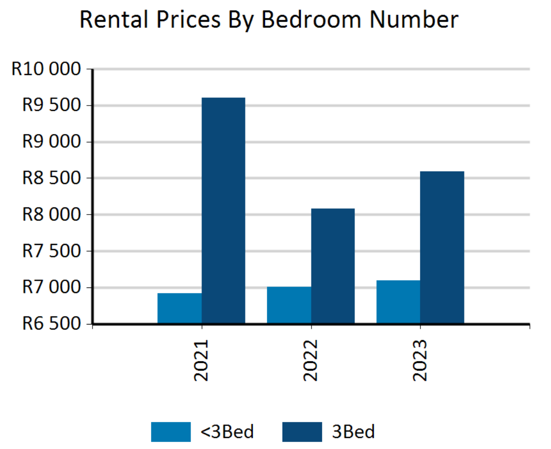
Sectional Title Property



Freehold Property





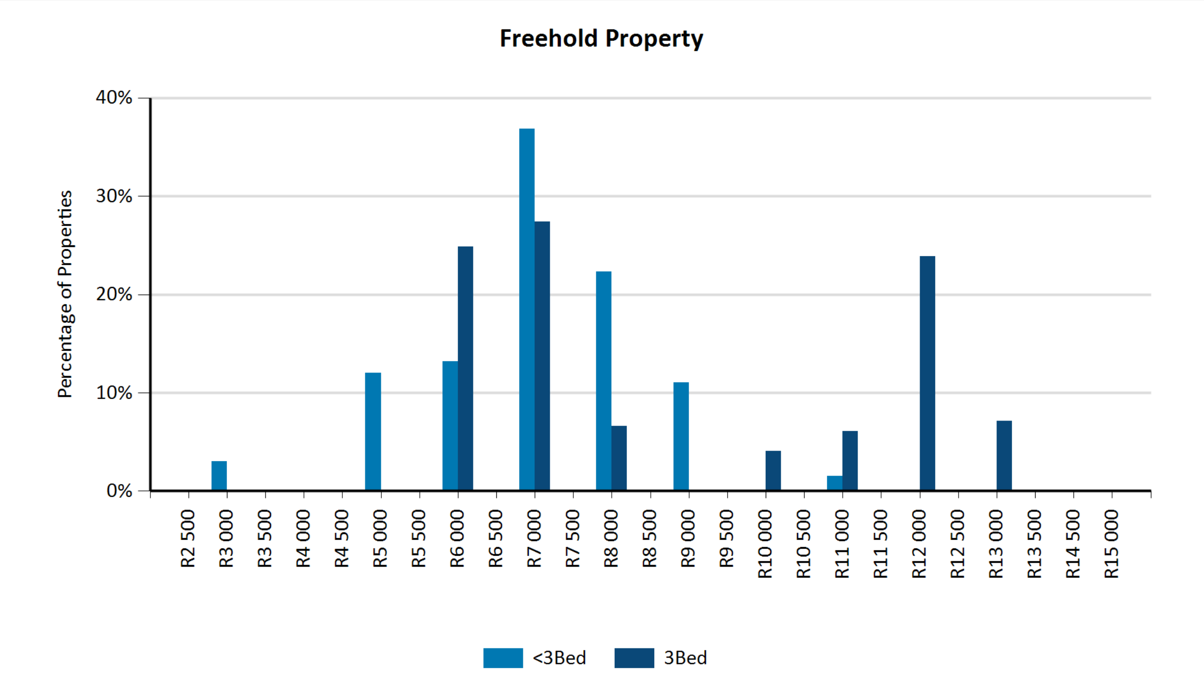


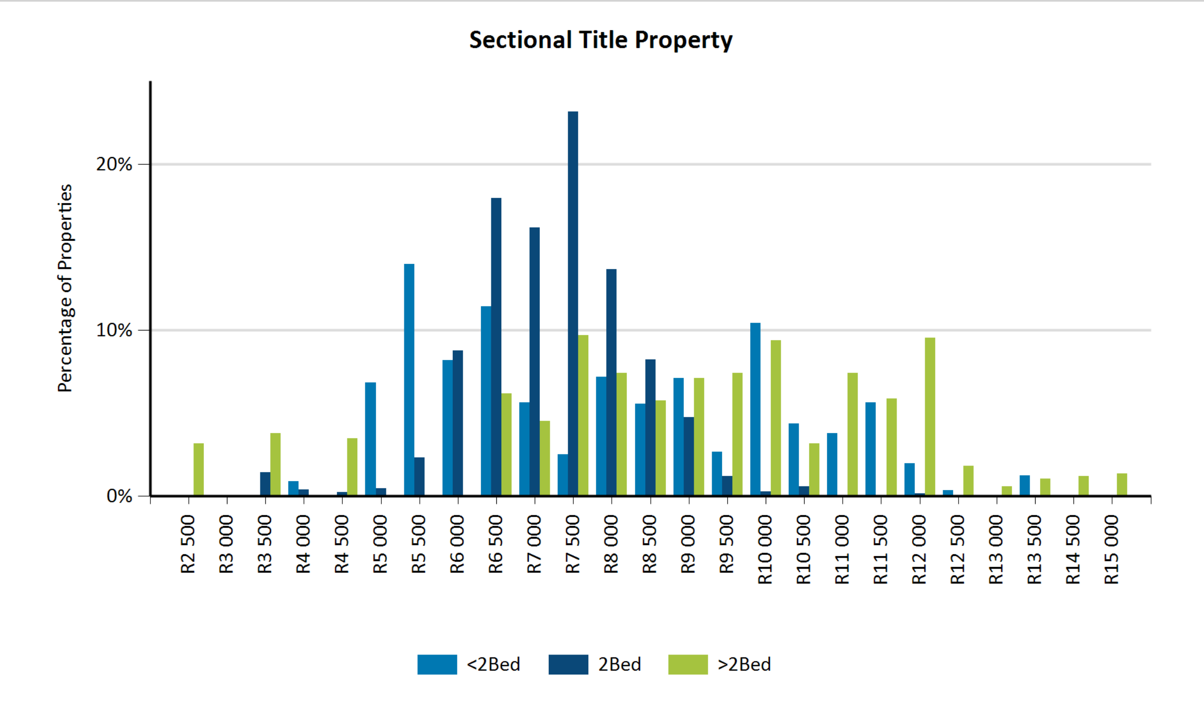
Bedroom Number	Year	Market Low	Average Rental	Market High
<2Bed	2021	R5 350	R7 710	R11 300
	2022	R5 400	R8 013	R11 000
	2023	R5 320	R7 523	R10 213
2Bed	2021	R6 000	R7 185	R8 500
	2022	R6 000	R7 233	R8 600
	2023	R6 100	R7 324	R8 750
>2Bed	2021	R3 300	R8 447	R12 000
	2022	R7 000	R9 182	R12 000
	2023	R6 500	R9 804	R12 000

Bedroom Number	Year	Market Low	Average Rental	Market High
<3Bed	2021	R5 200	R6 916	R7 900
	2022	R5 300	R7 008	R8 800
	2023	R5 400	R7 091	R8 500
3Bed	2021	R5 500	R9 603	R13 000
	2022	R5 500	R8 079	R11 970
	2023	R6 500	R8 590	R11 500

Rental Price Distribution

Overview of the rental price bracket distribution for the specified area



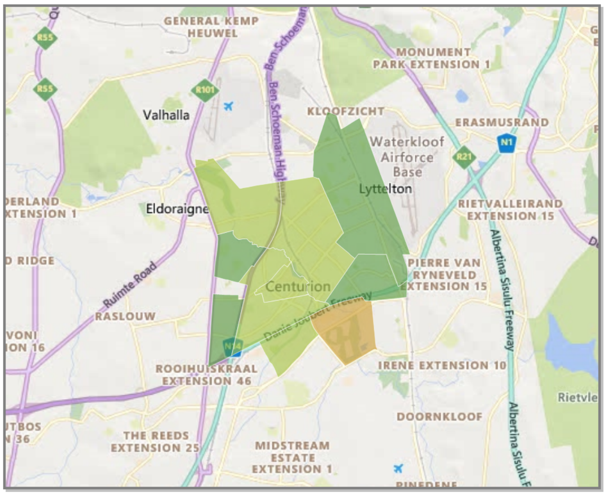


Source: TPN Credit Bureau

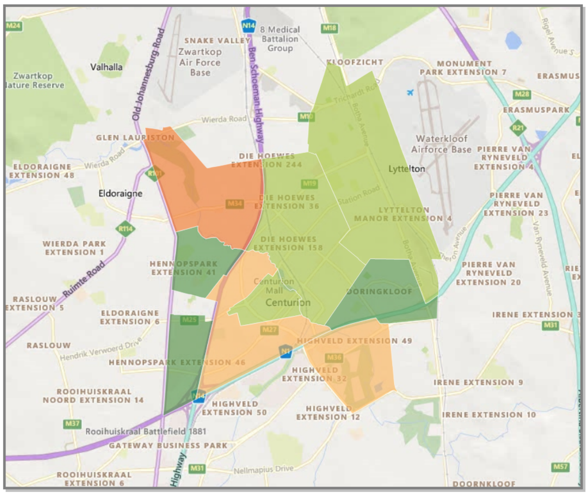
Rental Price Index

Overview of the rental increase / decrease trends for the specified area and surrounds

Sectional Title Property



Freehold Property



> 10% Up | Up | None | Down | >10% Down

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