TPN Investor Report

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

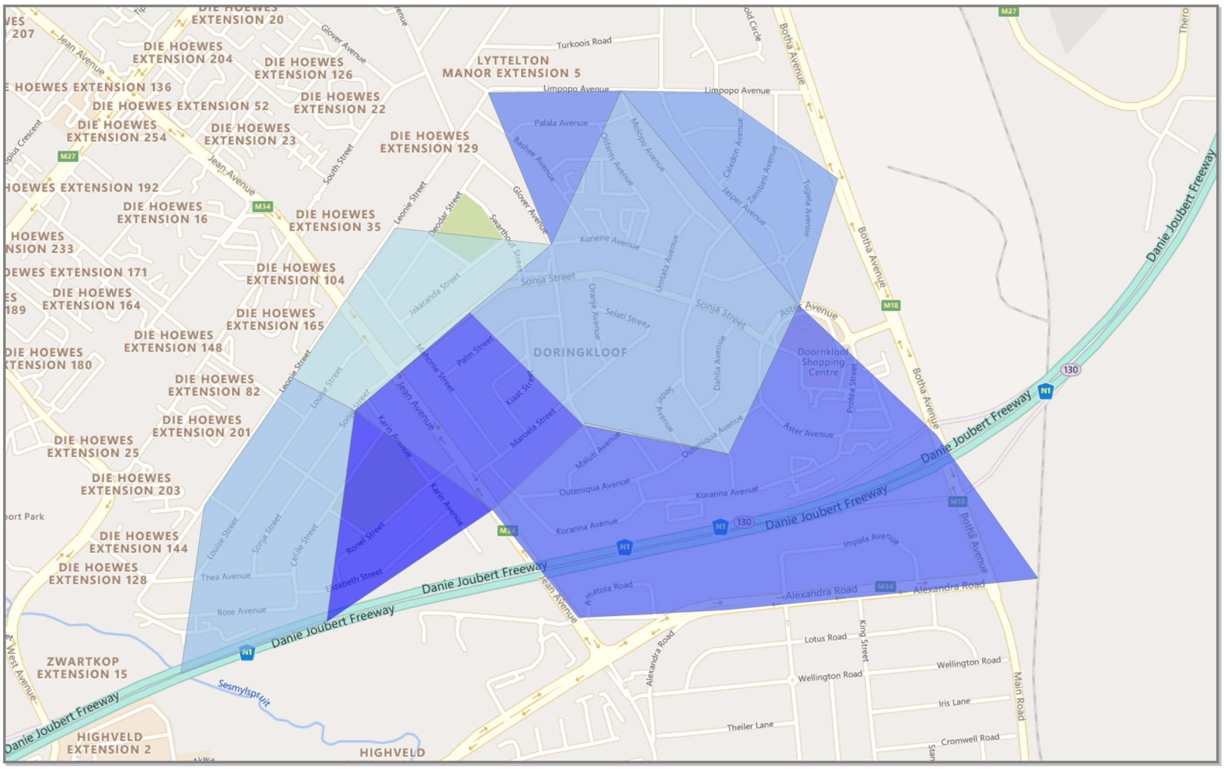
Doringkloof, Centurion, Gauteng

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

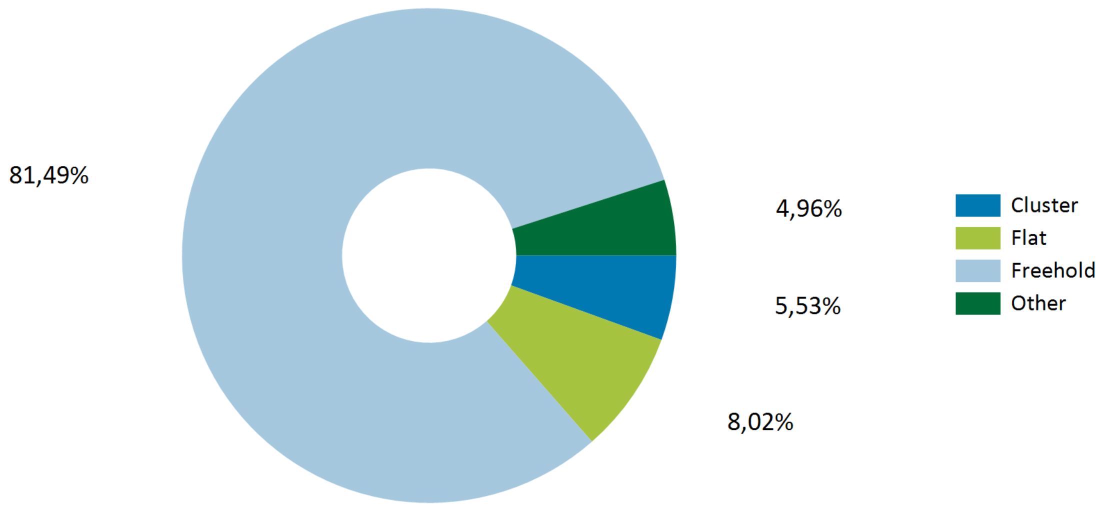
The below section provides you with an overview of the areas included in this report



Doringkloof, Centurion, Gauteng

Property Types

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

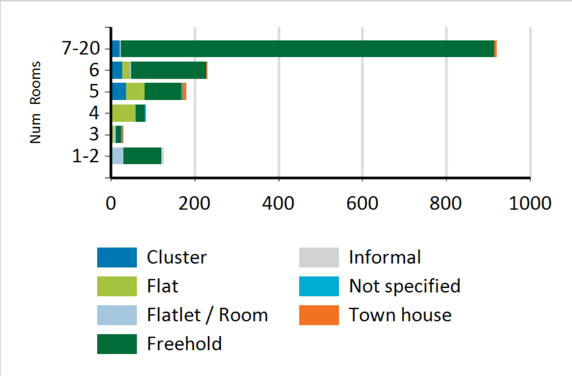


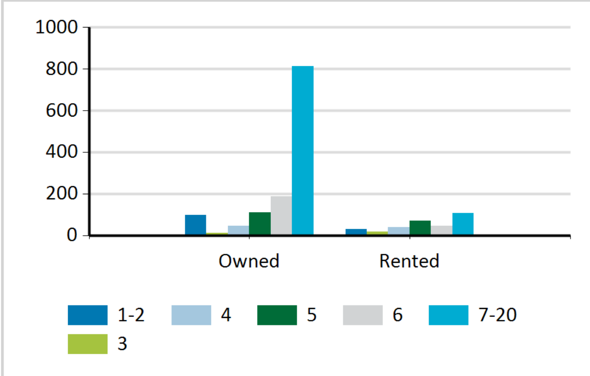
	All Properties	All Properties (%)	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Other	153	9,73%		3	21	123	6		
Owned/Bonded	681	43,32%	48	9	3	615			6
Owned/PaidOff	429	27,29%	6	48	3	363			9
Rented	309	19,66%	33	66	15	180		9	6
Total	1 572	100 %	87	126	42	1 281	6	9	21

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]



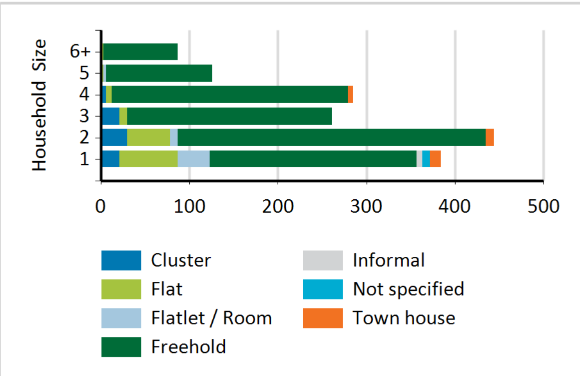


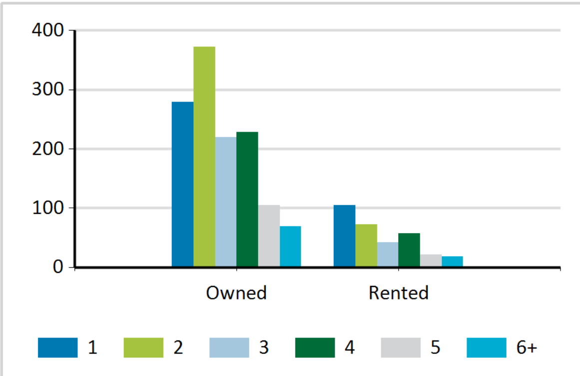
Number of Rooms	All Properties	Rental Properties	Freehold	Informal	Flat	Cluster	Town house	Flatlet / Room	Not specified
1-2	8,02%	9,71%	90	6				30	
3	1,91%	5,83%	12		6		3	6	3
4	5,34%	12,62%	21		57	3			3
5	11,45%	22,33%	87		45	36	9		3
6	14,69%	14,56%	180		18	27	3	3	
7-20	58,59%	34,95%	891			21	6	3	

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



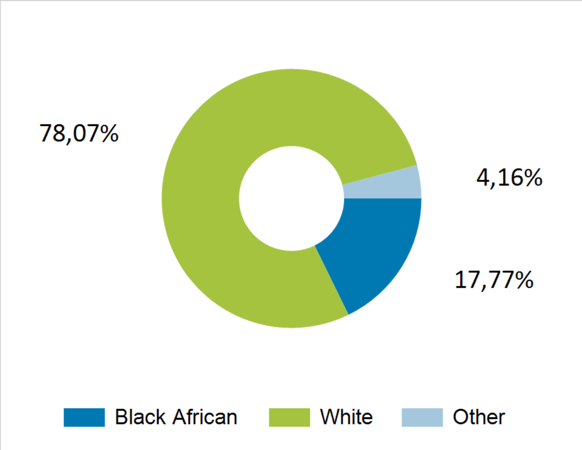


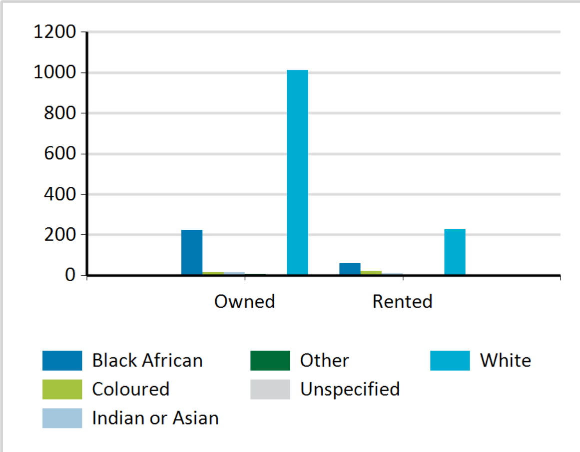
Household size	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
1	24,20%	33,33%	21	66	36	234	6	9	12
2	27,98%	22,86%	30	48	9	348			9
3	16,45%	13,33%	21	9		231			
4	17,96%	18,10%	6	6		267			6
5	7,94%	6,67%		3	3	120			
6+	5,48%	5,71%		3		84			

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



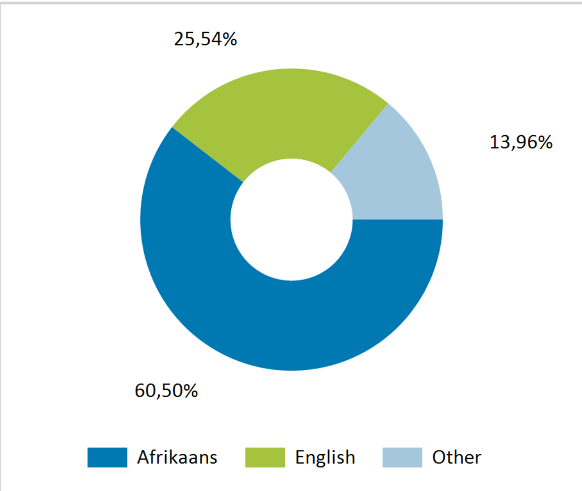


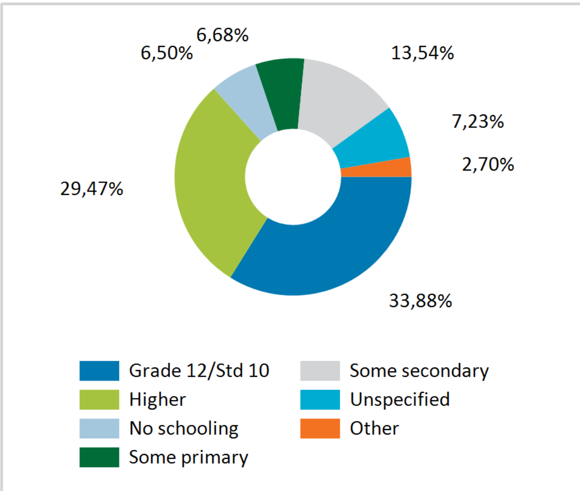
Population Group	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Black African	17,77%	18,87%	3	18	36	216	3	6	
Coloured	2,27%	6,60%	6	6		21			3
Indian or Asian	1,51%	2,83%	3	3		18			
Other	0,38%	0,00%	3			3			
Unspecified	0,00%	0,00%							
White	78,07%	71,70%	78	93	12	1 026	3	6	21
Total	100 %	100 %	93	120	48	1 284	6	12	24

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

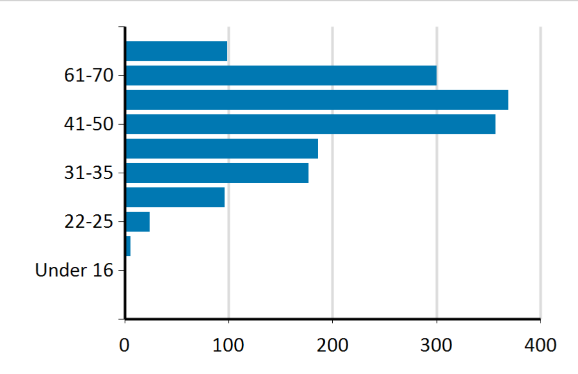


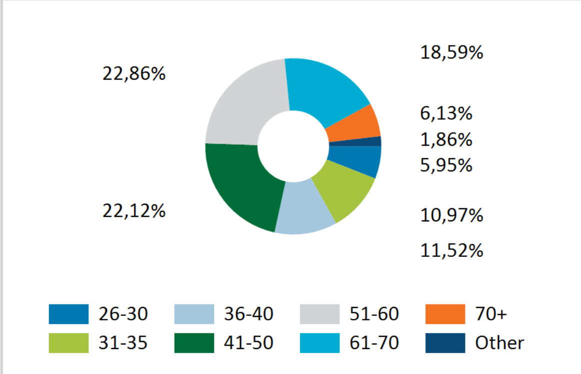


Source: 2011 Census data - Statistics South Africa

Household Head Age

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



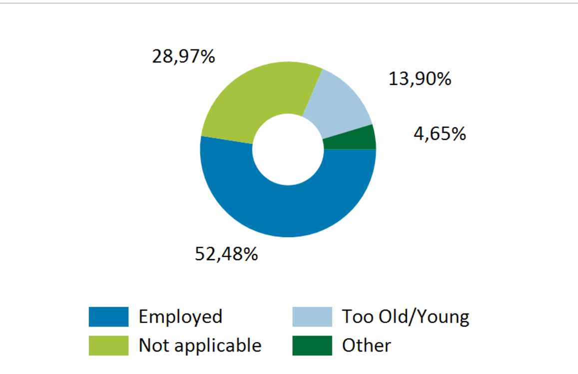


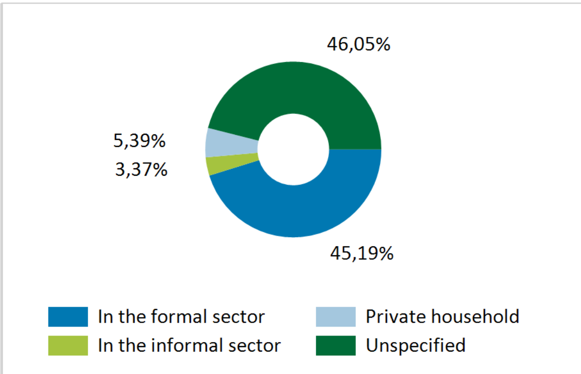
Age of Household head	All Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Not supplied	0,00%							
Under 16	0,00%							
17-21	0,37%		3		3			
22-25	1,49%	6	6		12			
26-30	5,95%	6	21	6	57			6
31-35	10,97%	15	12	3	138		3	6
36-40	11,52%	9	6	6	156	3		6
41-50	22,12%	15	21	12	306			3
51-60	22,86%	15	24	15	303	6		6
61-70	18,59%	15	15	3	261		3	3
70+	6,13%	12	27		57	3		

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



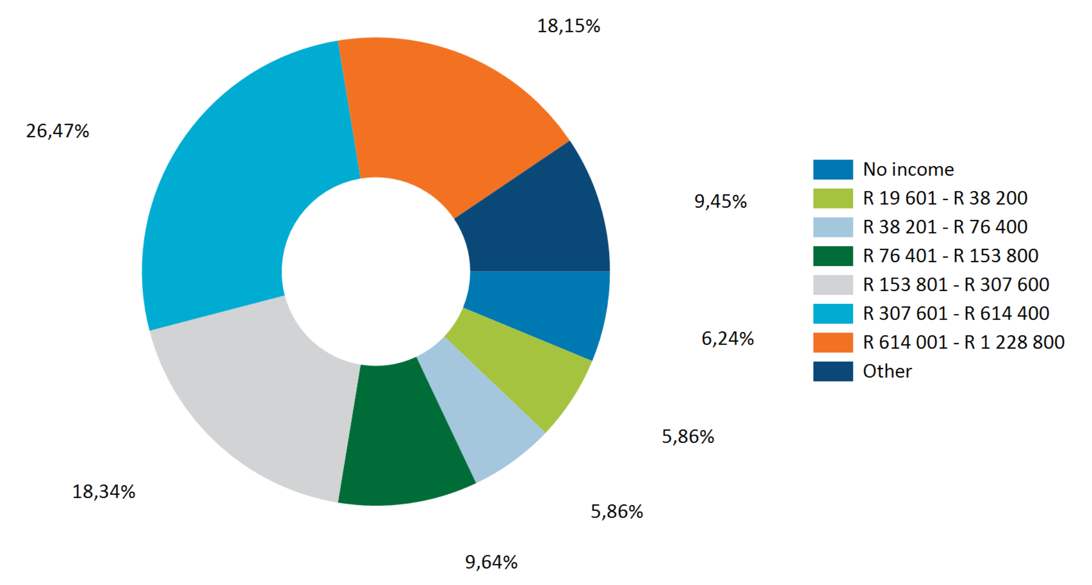


Sector Type	Discouraged work-seeker	Employed	Not applicable	Too Old/Young	Unemployed	Total
In the formal sector		2 127	87			45,19%
In the informal sector		156	9			3,37%
Private household		246	18			5,39%
Unspecified	21	42	1 305	681	207	46,05%

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



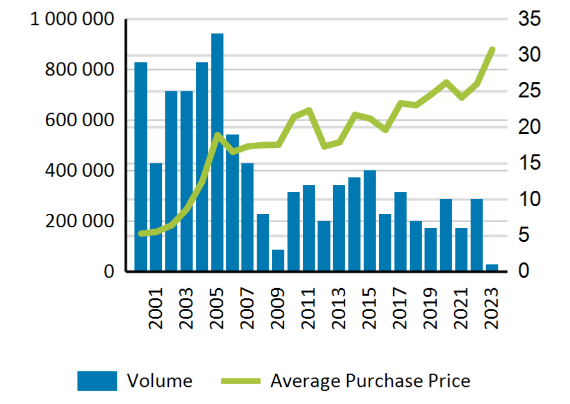
Annual household income	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
No income	6,24%	10,09%	3	18	3	72		3	
R 1 - R 4800	0,76%	0,00%		9		3			
R 4801 - R 9600	0,57%	0,00%		3		6			
R 9601 - R 19 600	3,97%	0,92%		3	9	51			
R 19 601 - R 38 200	5,86%	5,50%		3	12	69	6	3	
R 38 201 - R 76 400	5,86%	10,09%		15	3	75			
R 76 401 - R 153 800	9,64%	13,76%	12	18	3	117	3		
R 153 801 - R 307 600	18,34%	24,77%	33	27	3	216			12
R 307 601 - R 614 400	26,47%	24,77%	33	18	3	354	3		9
R 614 001 - R 1 228 800	18,15%	9,17%	9			276			3
R 1 228 801 - R 2 457 600	3,21%	0,92%			3	48			
R 2 457 601 or more	0,95%	0,00%				15			
Unspecified	0,00%	0,00%							

Source: 2011 Census data - Statistics South Africa

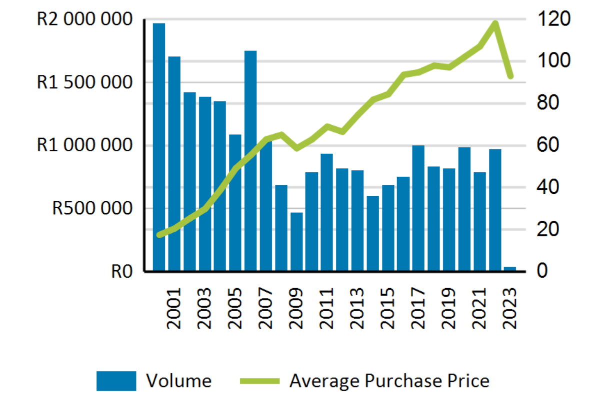
Property Transactions

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

Sectional Title Property



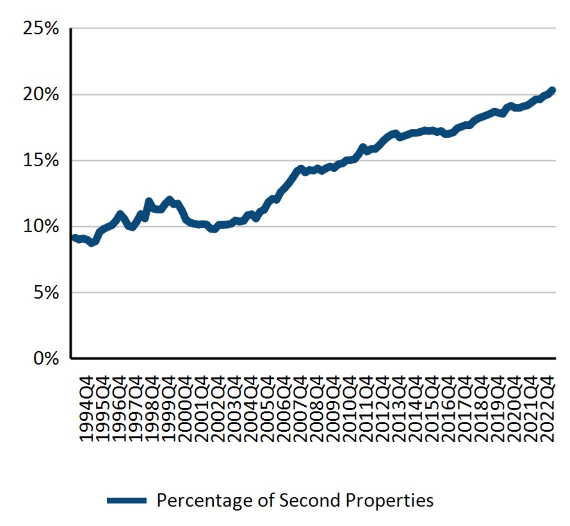
Full Title Property

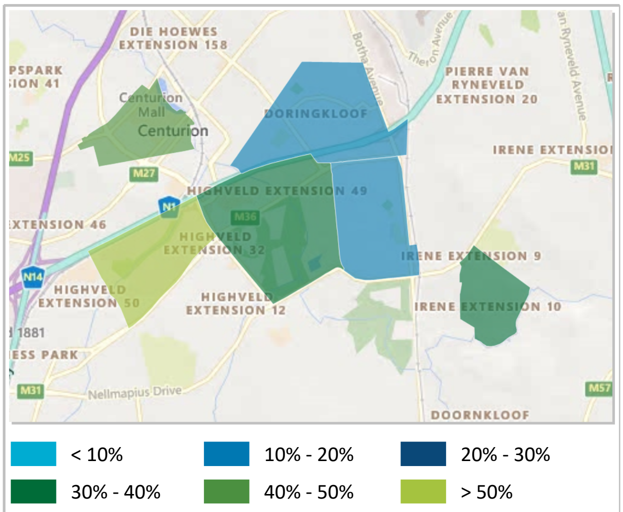


Source: Deeds Office

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.



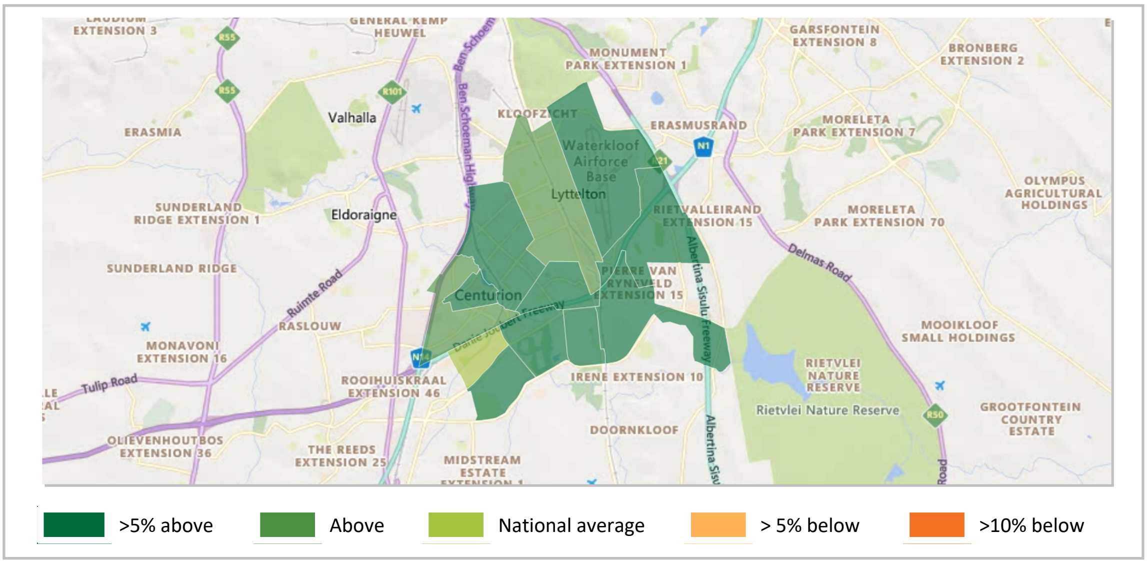


Average second property percentage for the last two years per area.

Source: Deeds Office

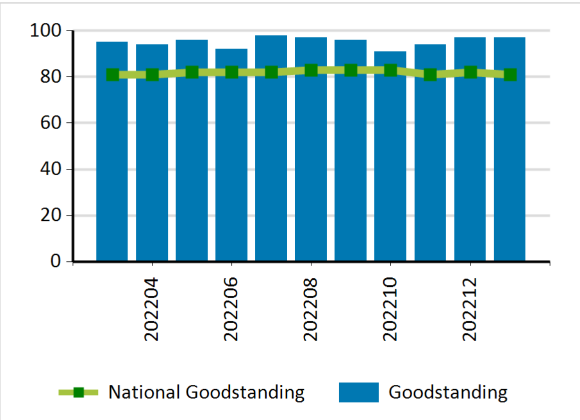
Rental Payment Index

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



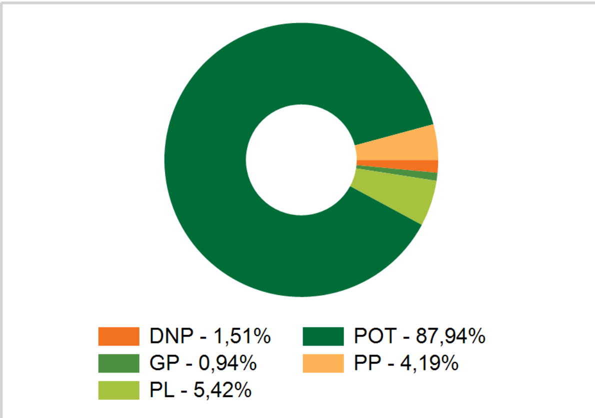
Goodstanding Ratio

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)	87,94%	63,01%	65,77%
Grace period (GP)	0,94%	4,95%	4,44%
Paid late (PL)	5,42%	12,42%	11,47%
Partial payment (PP)	4,19%	11,36%	10,90%
Did not pay (DNP)	1,51%	8,26%	7,42%
GoodStanding (POT+GP+PL)	**94,30%**	**80,38%**	**81,67%**

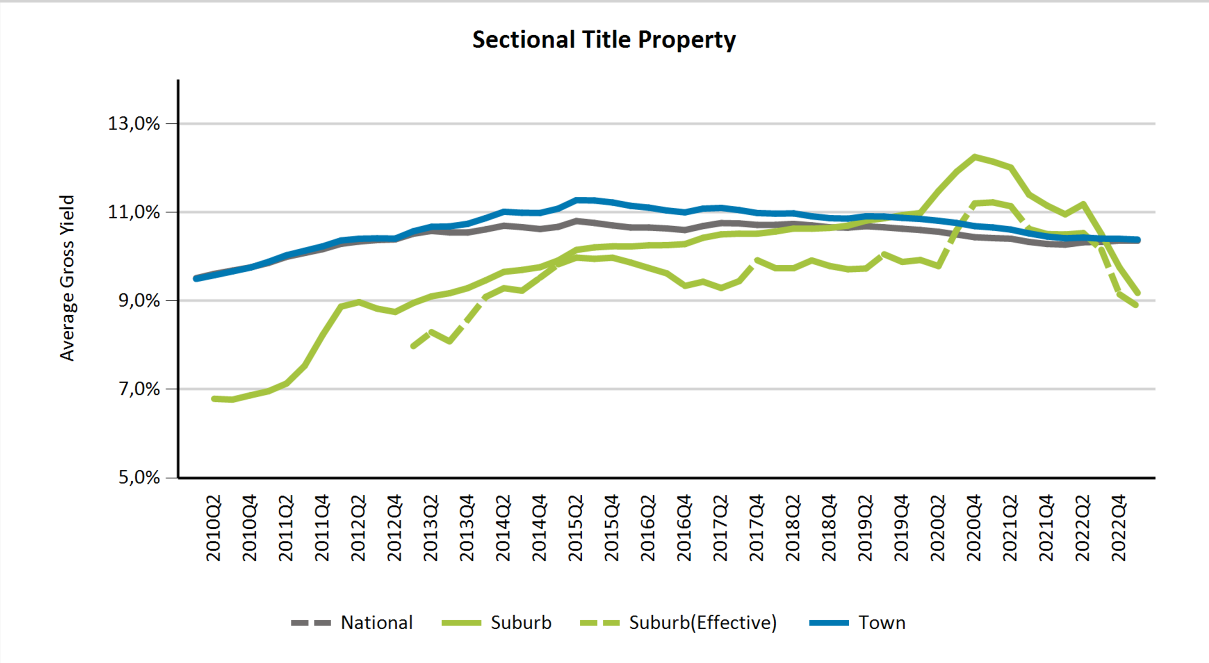
Source: TPN Credit Bureau

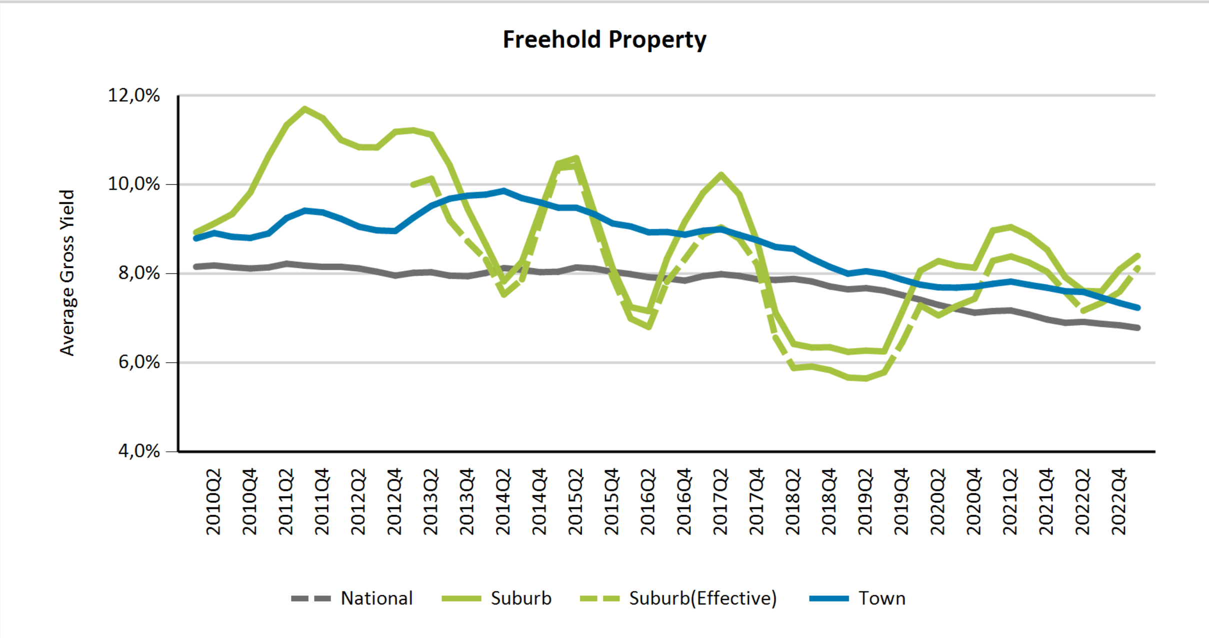
Residential Yield

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.



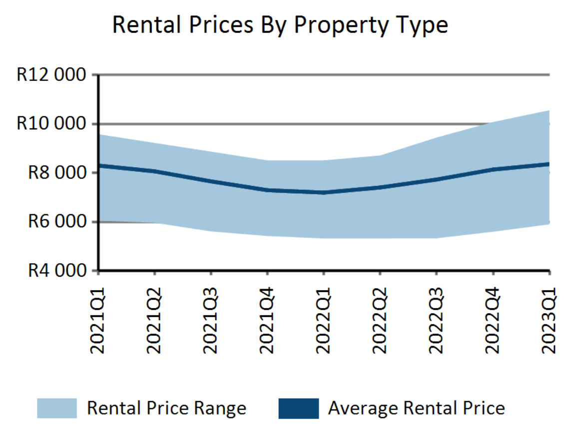


Source: TPN Credit Bureau

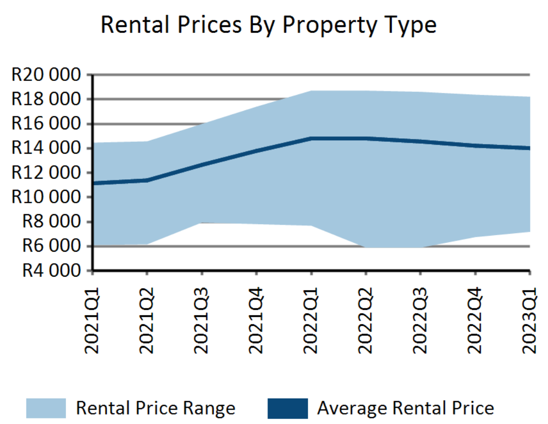
Rental Price Trends

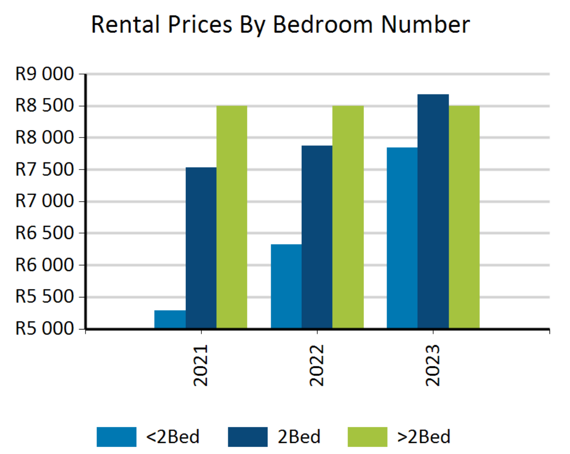
Overview of rental price trends per property type for the specified area

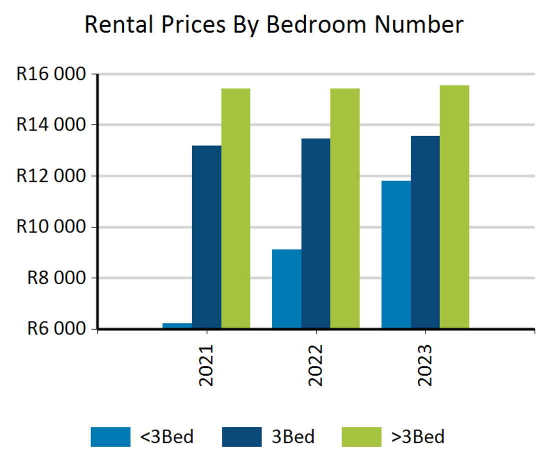
Sectional Title Property



Freehold Property





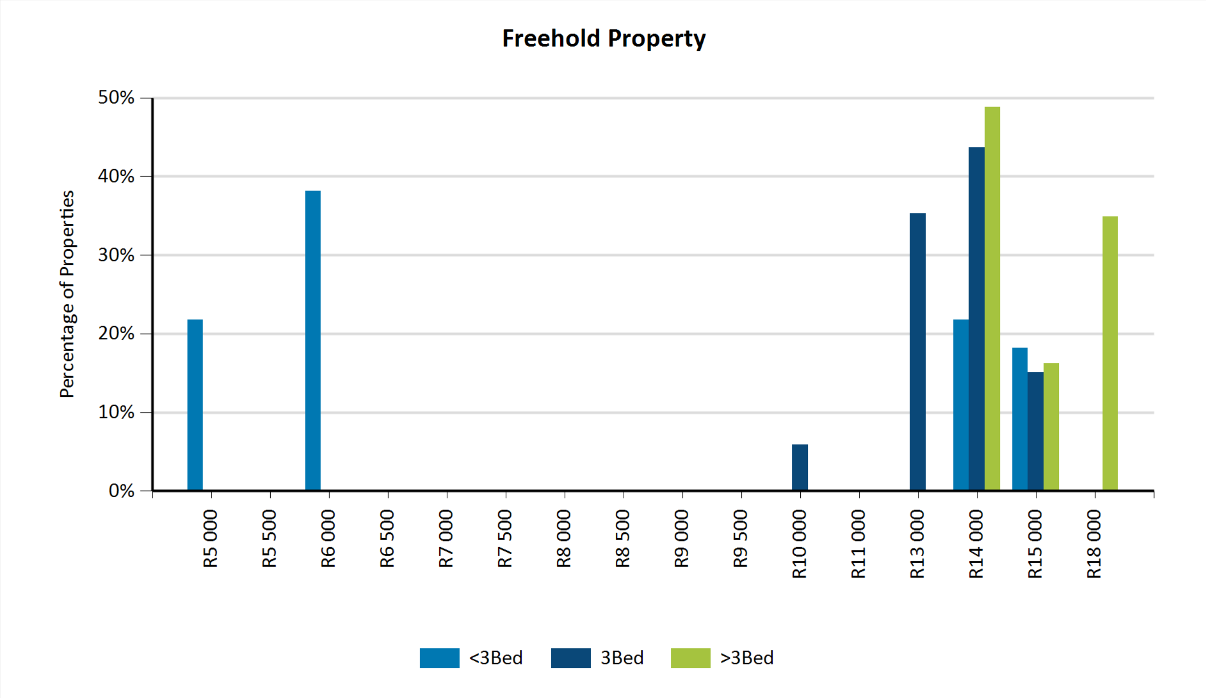


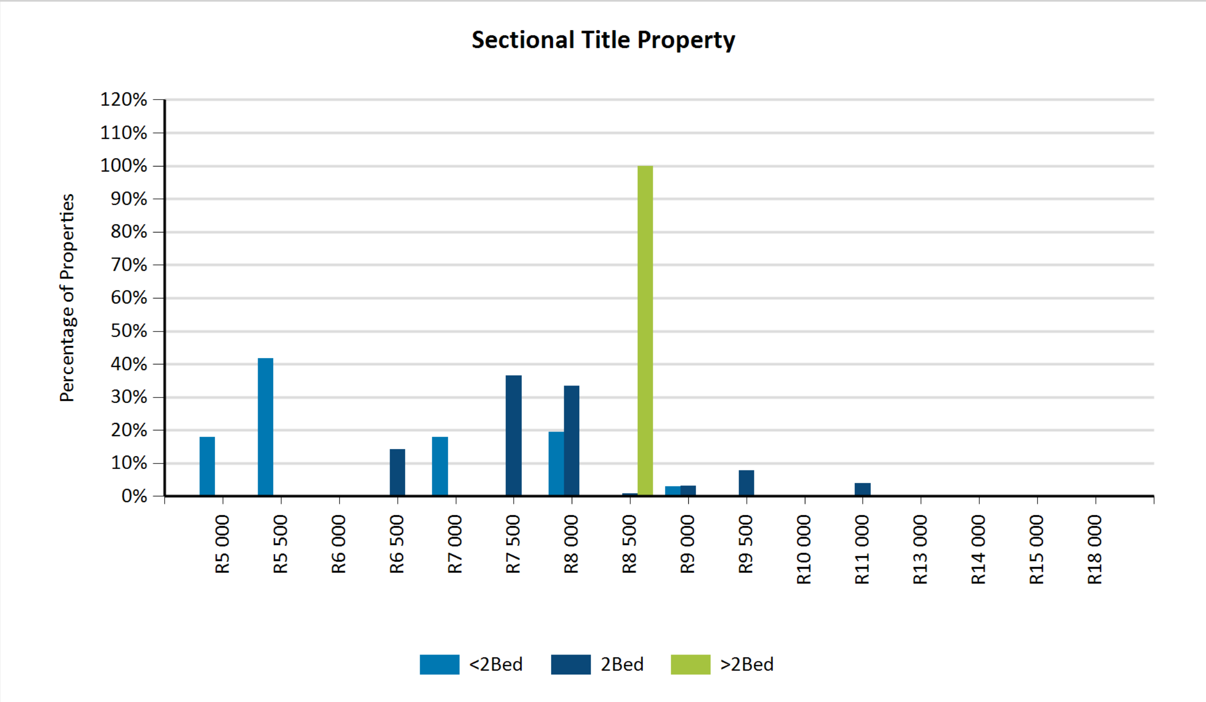
Bedroom Number	Year	Market Low	Average Rental	Market High
<2Bed	2021	R5 000	R5 290	R5 620
	2022	R5 000	R6 320	R8 150
	2023	R6 370	R7 840	R9 000
2Bed	2021	R6 700	R7 527	R7 800
	2022	R6 700	R7 869	R9 500
	2023	R6 780	R8 673	R10 400
>2Bed	2021	R8 500	R8 500	R8 500
	2022	R8 500	R8 500	R8 500
	2023	R8 500	R8 500	R8 500

Bedroom Number	Year	Market Low	Average Rental	Market High
<3Bed	2021	R5 950	R6 213	R6 300
	2022	R5 250	R9 104	R14 500
	2023	R5 646	R11 809	R14 500
3Bed	2021	R10 000	R13 178	R14 770
	2022	R12 900	R13 465	R14 770
	2023	R12 900	R13 560	R15 000
>3Bed	2021	R13 500	R15 422	R18 000
	2022	R13 500	R15 422	R18 000
	2023	R13 500	R15 545	R18 000

Rental Price Distribution

Overview of the rental price bracket distribution for the specified area



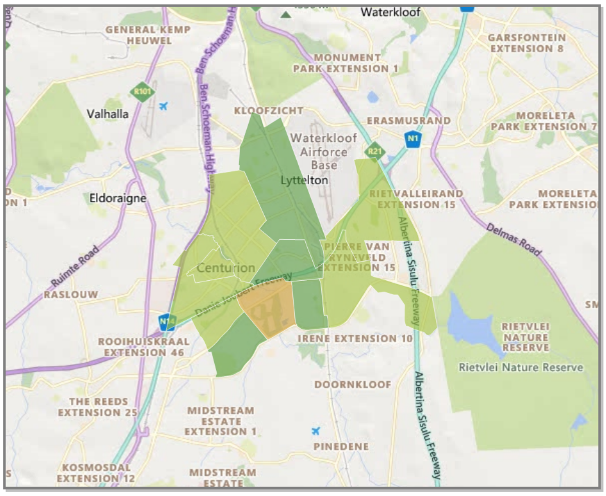


Source: TPN Credit Bureau

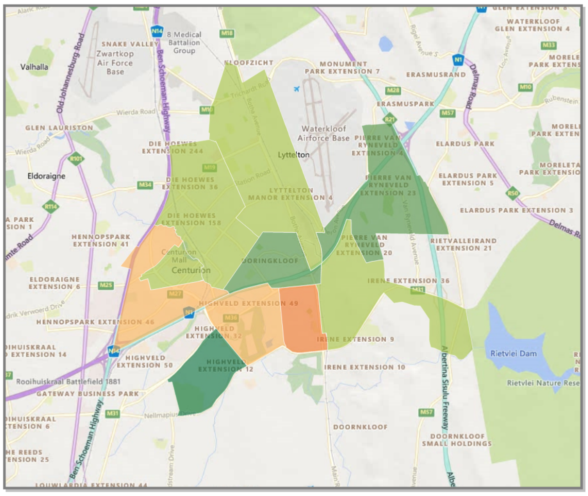
Rental Price Index

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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