TPN Investor Report

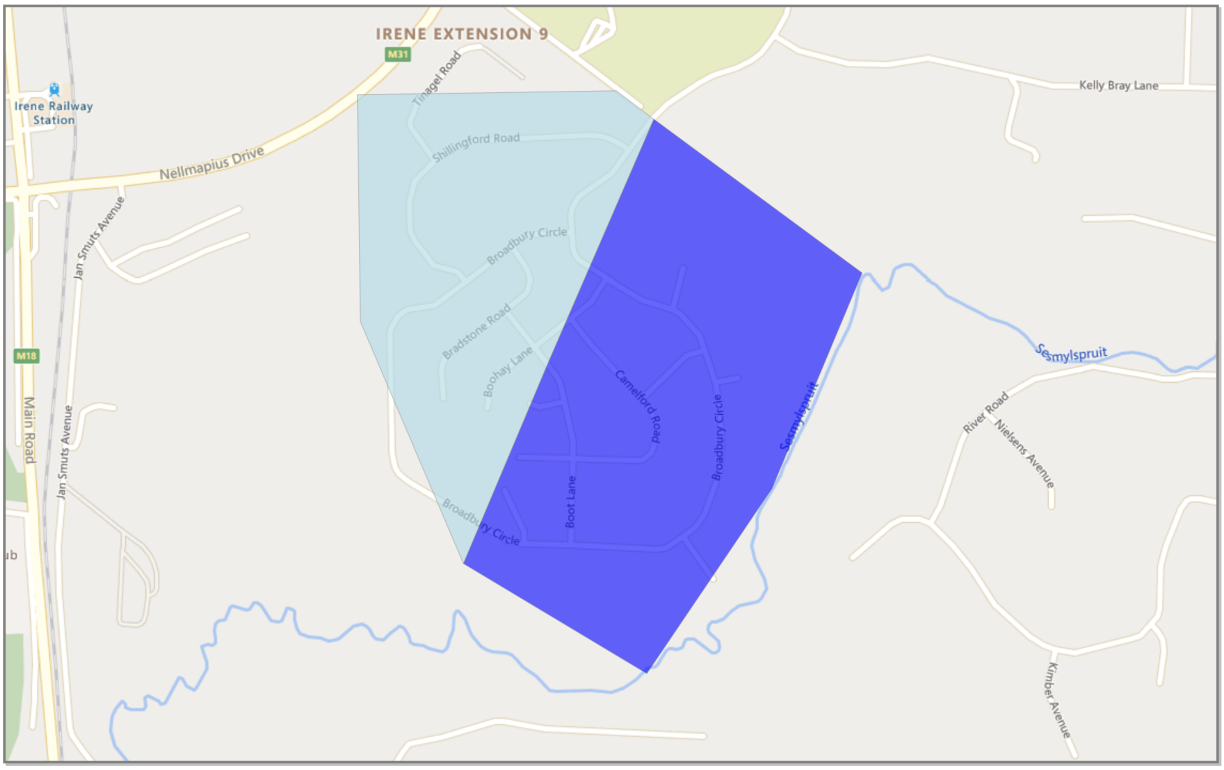
The most comprehensive rental analysis report available for the South African market

Irene, Centurion, Gauteng

Generated by Letting Experts

Suburbs Selected

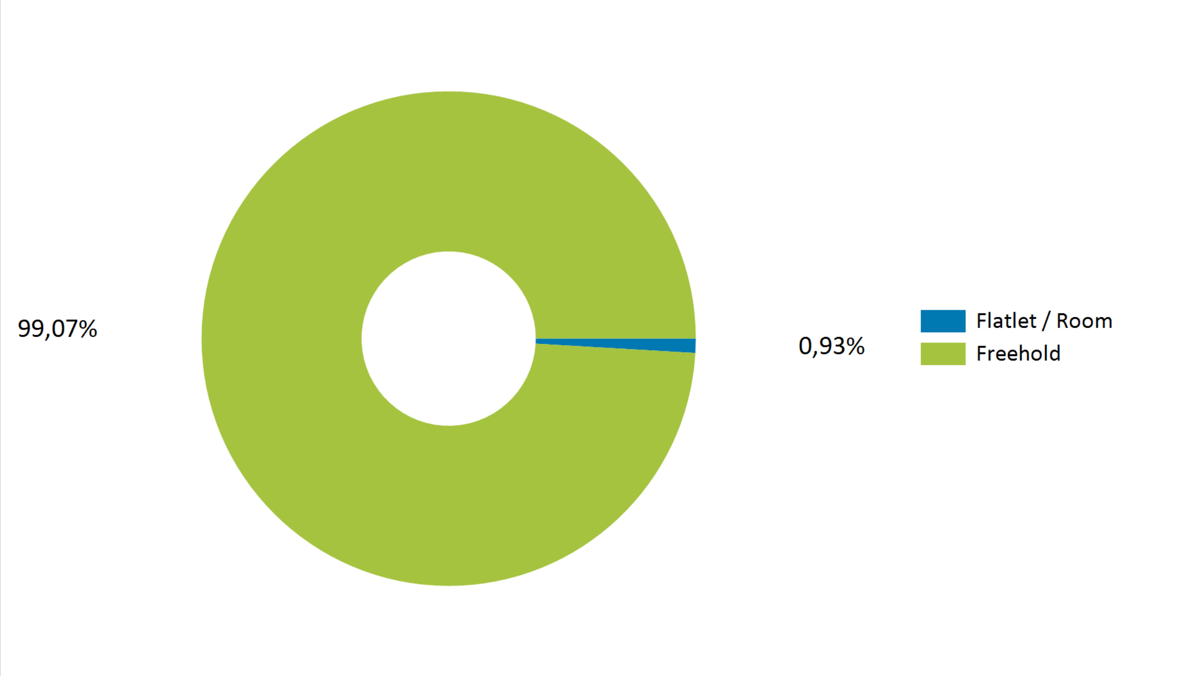
The below section provides you with an overview of the areas included in this report



Irene, Centurion, Gauteng

Property Types

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

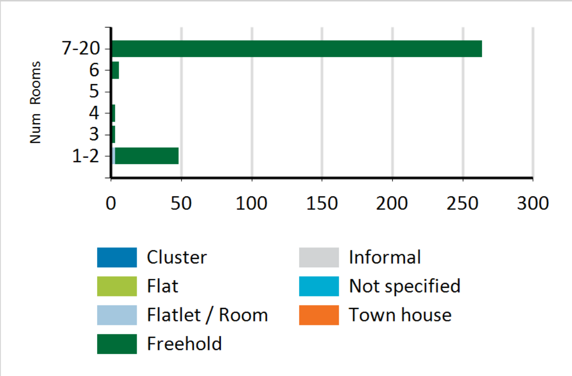


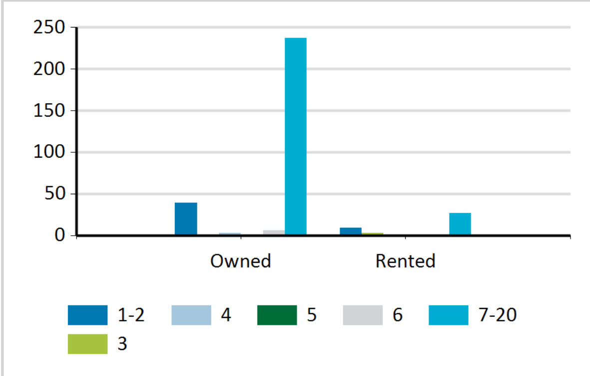
	All Properties	All Properties (%)	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Other	6	1,85%				6			
Owned/Bonded	186	57,41%				186			
Owned/PaidOff	93	28,70%				93			
Rented	39	12,04%			3	36			
Total	324	100 %			3	321			

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]



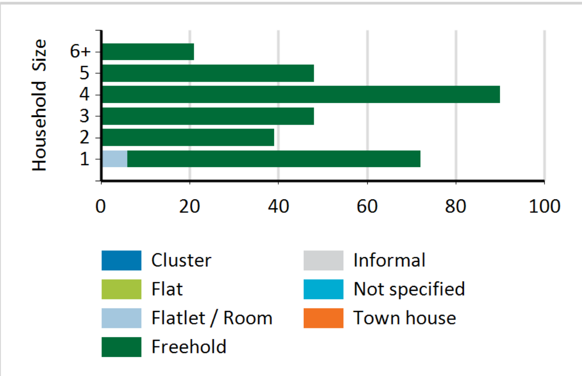


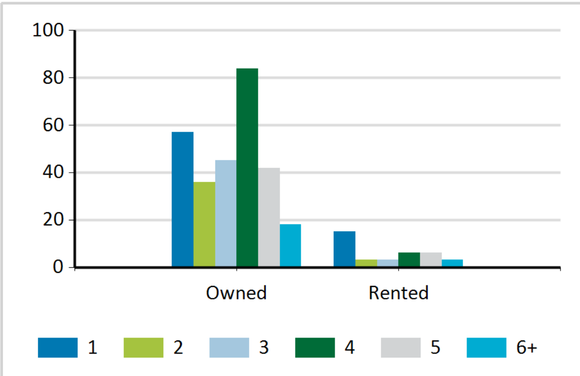
Number of Rooms	All Properties	Rental Properties	Freehold	Informal	Flat	Cluster	Town house	Flatlet / Room	Not specified
1-2	14,81%	23,08%	45					3	
3	0,93%	7,69%	3						
4	0,93%	0,00%	3						
5	0,00%	0,00%							
6	1,85%	0,00%	6						
7-20	81,48%	69,23%	264						

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



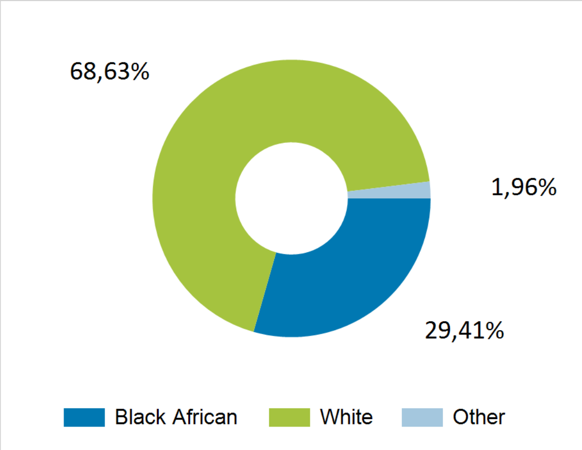


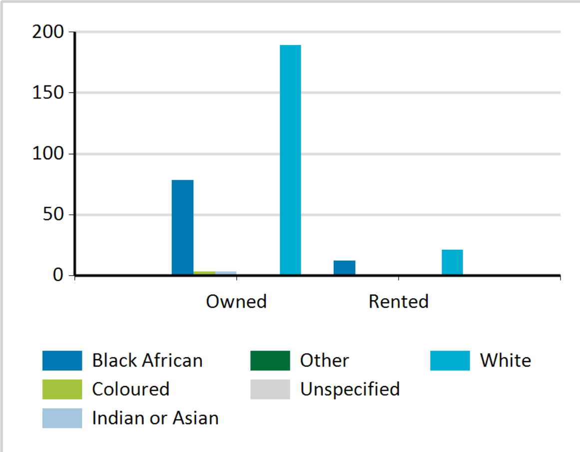
Household size	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
1	22,64%	41,67%			6	66			
2	12,26%	8,33%				39			
3	15,09%	8,33%				48			
4	28,30%	16,67%				90			
5	15,09%	16,67%				48			
6+	6,60%	8,33%				21			

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



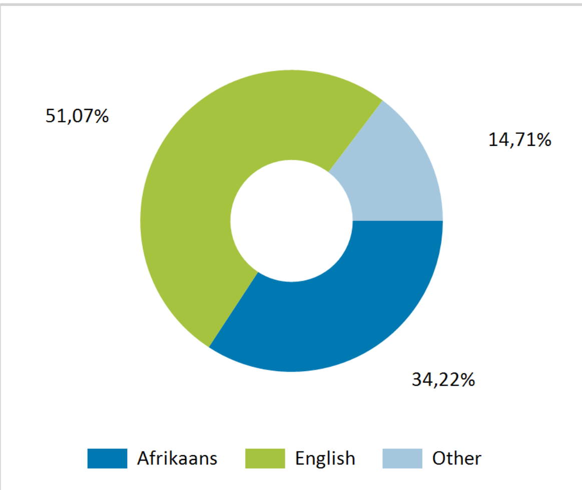


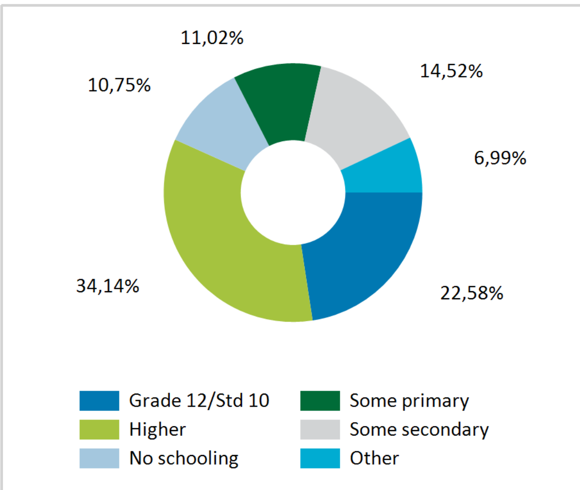
Population Group	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Black African	29,41%	36,36%			3	87			
Coloured	0,98%	0,00%				3			
Indian or Asian	0,98%	0,00%				3			
Other	0,00%	0,00%							
Unspecified	0,00%	0,00%							
White	68,63%	63,64%				210			
Total	100 %	100 %			3	303			

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

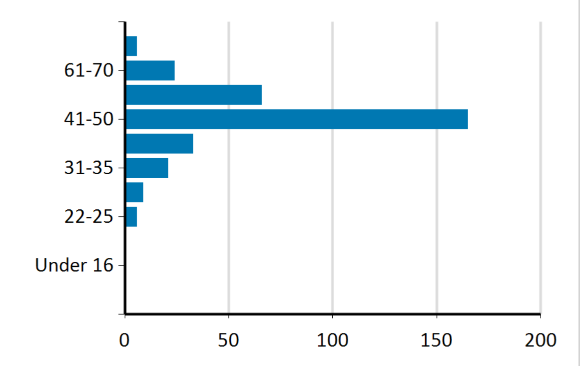


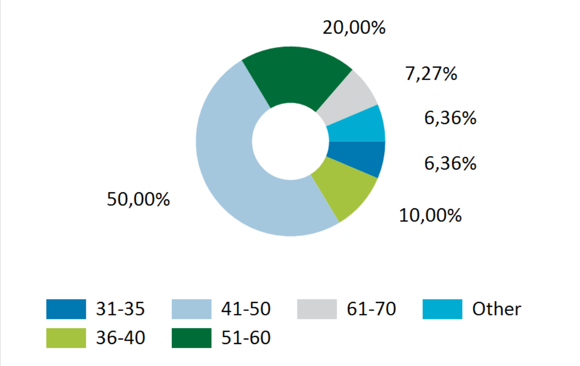


Source: 2011 Census data - Statistics South Africa

Household Head Age

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



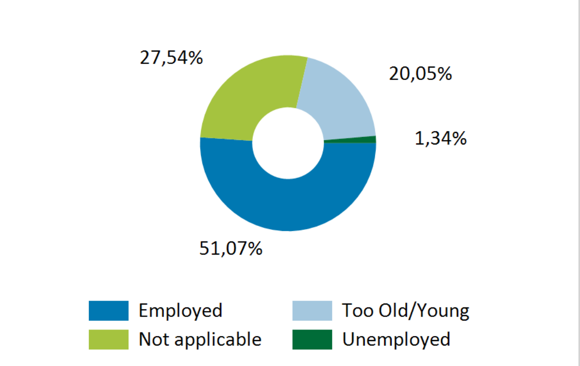


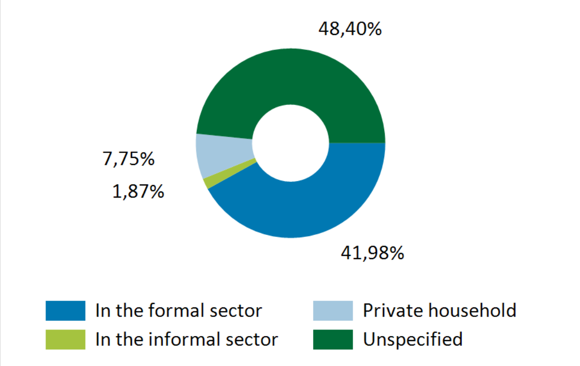
Age of Household head	All Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Not supplied	0,00%							
Under 16	0,00%							
17-21	0,00%							
22-25	1,82%				6			
26-30	2,73%				9			
31-35	6,36%				21			
36-40	10,00%				33			
41-50	50,00%			6	159			
51-60	20,00%				66			
61-70	7,27%				24			
70+	1,82%				6			

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



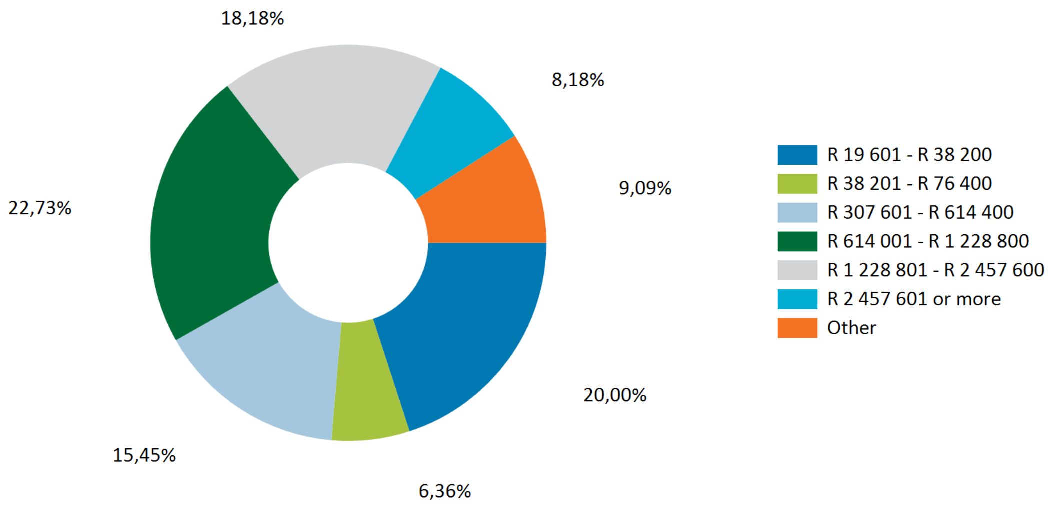


Sector Type	Discouraged work-seeker	Employed	Not applicable	Too Old/Young	Unemployed	Total
In the formal sector		459	12			41,98%
In the informal sector		21				1,87%
Private household		87				7,75%
Unspecified		6	297	225	15	48,40%

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

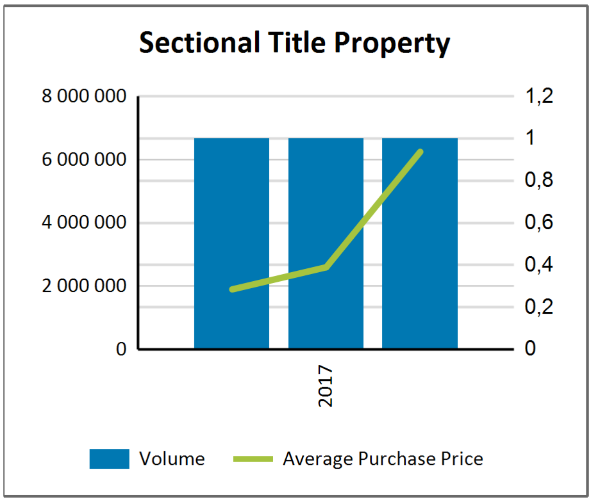


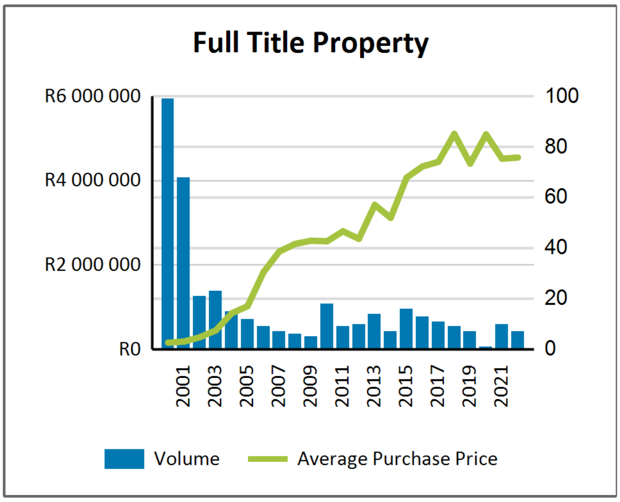
Annual household income	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
No income	2,73%	0,00%				9			
R 1 - R 4800	0,00%	0,00%							
R 4801 - R 9600	0,00%	0,00%							
R 9601 - R 19 600	0,91%	0,00%				3			
R 19 601 - R 38 200	20,00%	30,77%			6	60			
R 38 201 - R 76 400	6,36%	7,69%				21			
R 76 401 - R 153 800	0,91%	0,00%				3			
R 153 801 - R 307 600	4,55%	0,00%				15			
R 307 601 - R 614 400	15,45%	23,08%				51			
R 614 001 - R 1 228 800	22,73%	15,38%				75			
R 1 228 801 - R 2 457 600	18,18%	15,38%				60			
R 2 457 601 or more	8,18%	7,69%				27			
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.

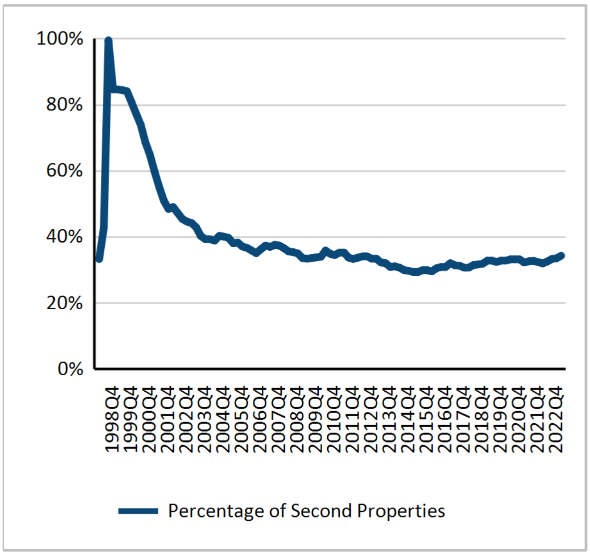


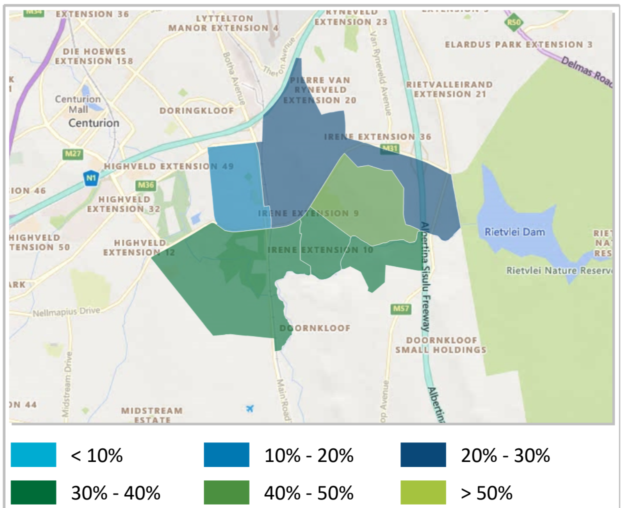


Source: Deeds Office

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

No Data Available

>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?)

No Data Available

Payment Profile

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

No Data Available

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

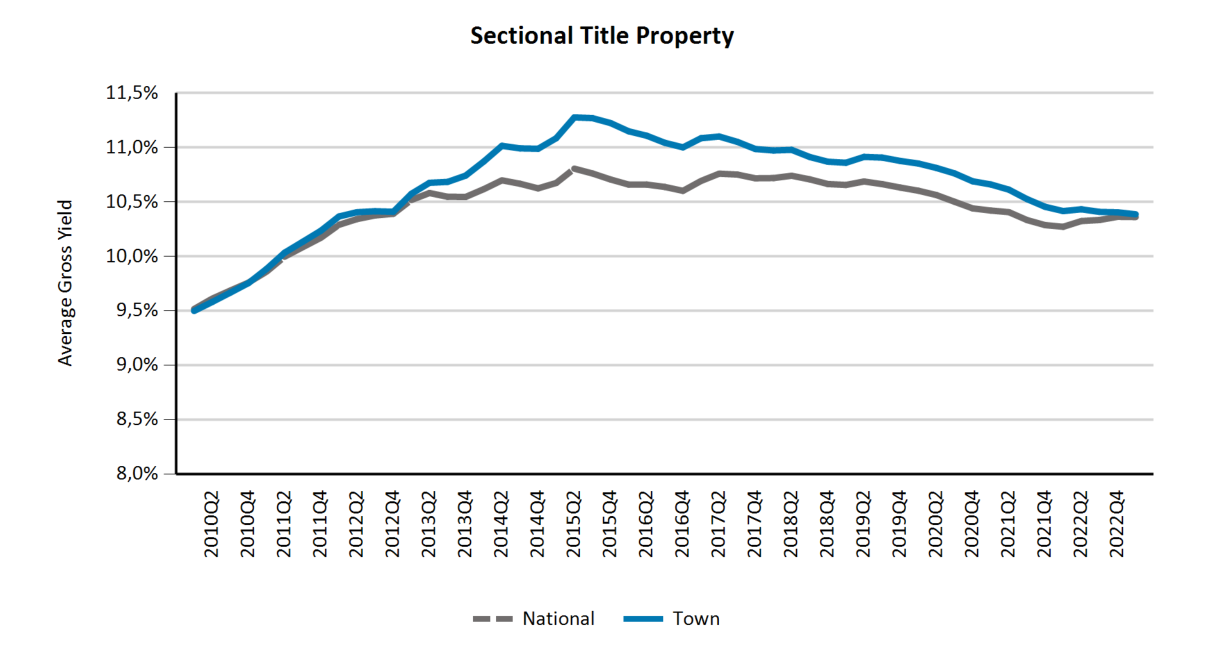
Source: TPN Credit Bureau

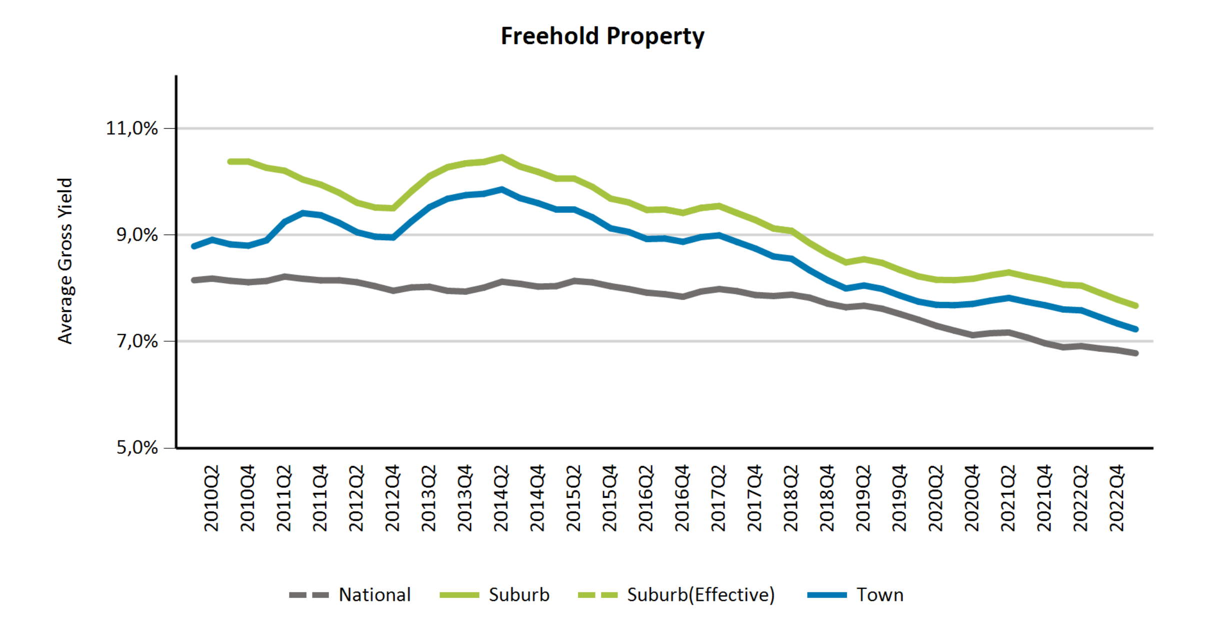
Residential Yield

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.



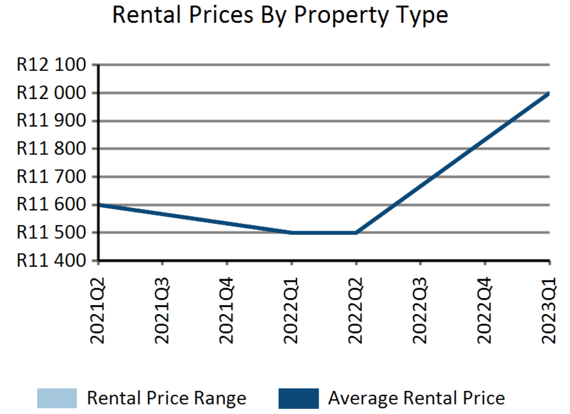


Source: TPN Credit Bureau

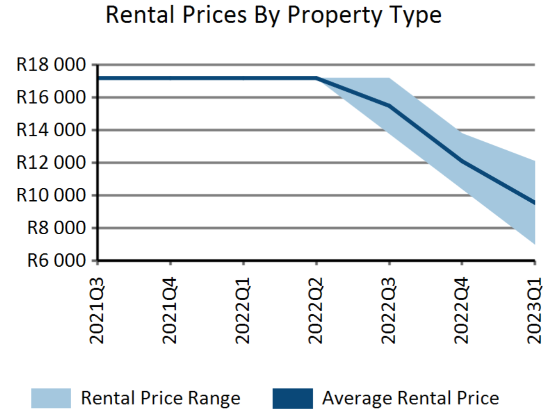
Rental Price Trends

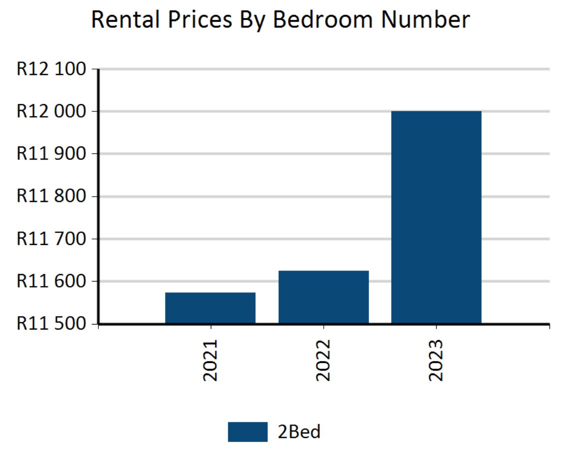
Overview of rental price trends per property type for the specified area

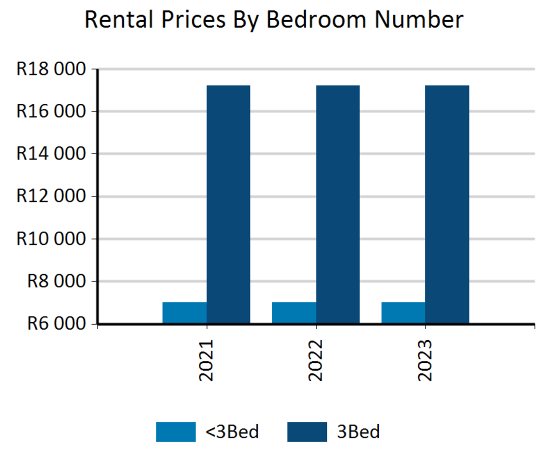
Sectional Title Property



Freehold Property





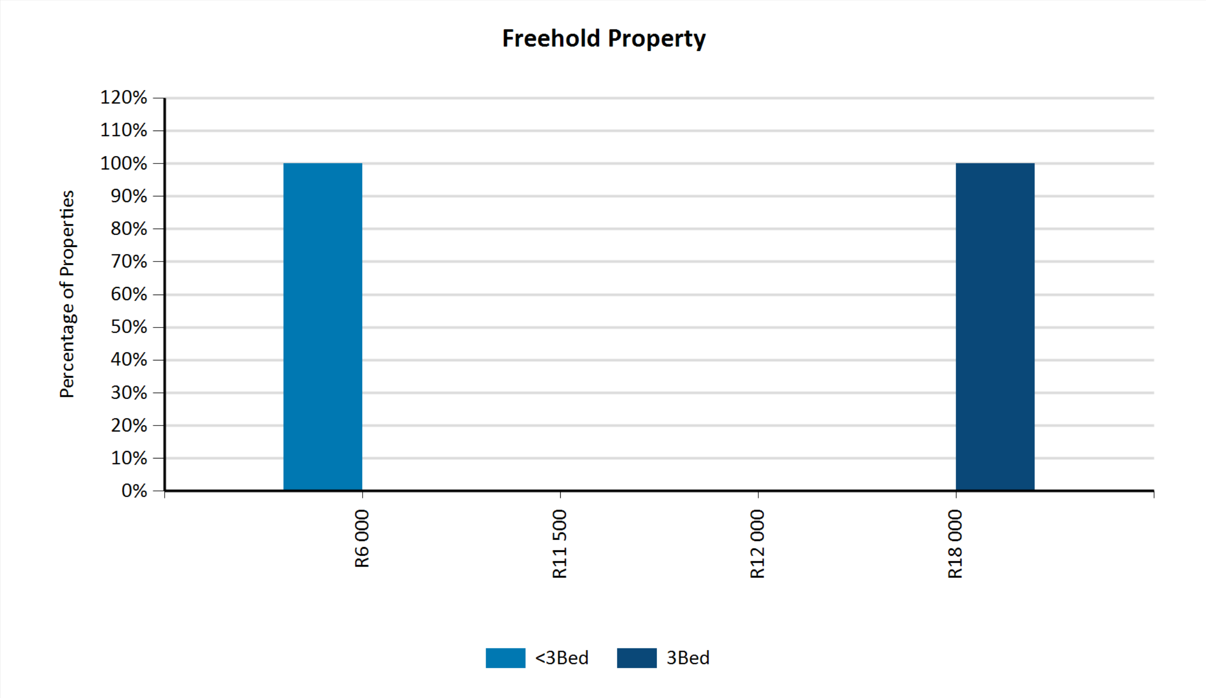


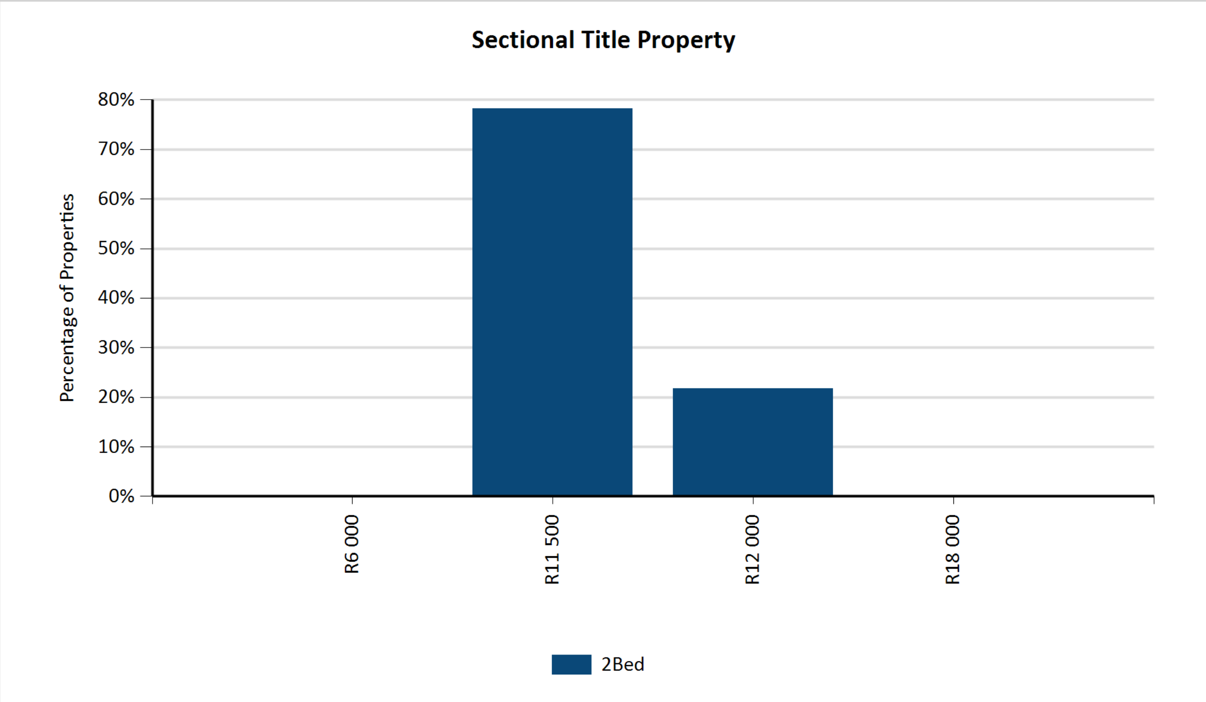
Bedroom Number	Year	Market Low	Average Rental	Market High
2Bed	2021	R11 500	R11 573	R11 600
	2022	R11 500	R11 625	R12 000
	2023	R12 000	R12 000	R12 000

Bedroom Number	Year	Market Low	Average Rental	Market High
<3Bed	2021	R7 000	R7 000	R7 000
	2022	R7 000	R7 000	R7 000
	2023	R7 000	R7 000	R7 000
3Bed	2021	R17 200	R17 200	R17 200
	2022	R17 200	R17 200	R17 200
	2023	R17 200	R17 200	R17 200

Rental Price Distribution

Overview of the rental price bracket distribution for the specified area



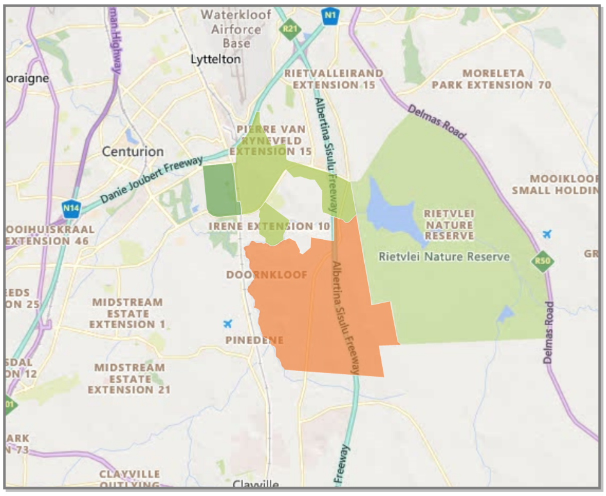


Source: TPN Credit Bureau

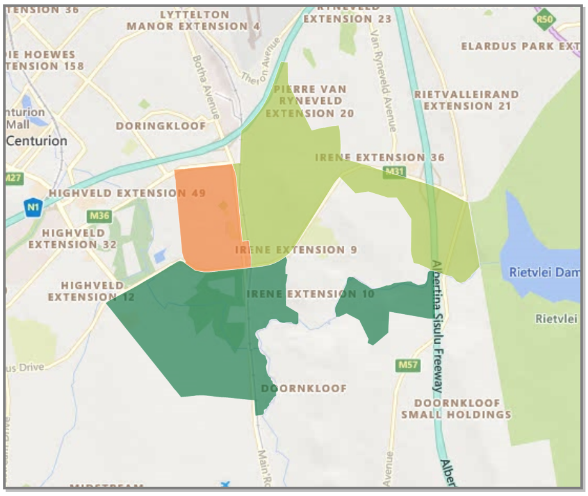
Rental Price Index

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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