TPN InvestorReport

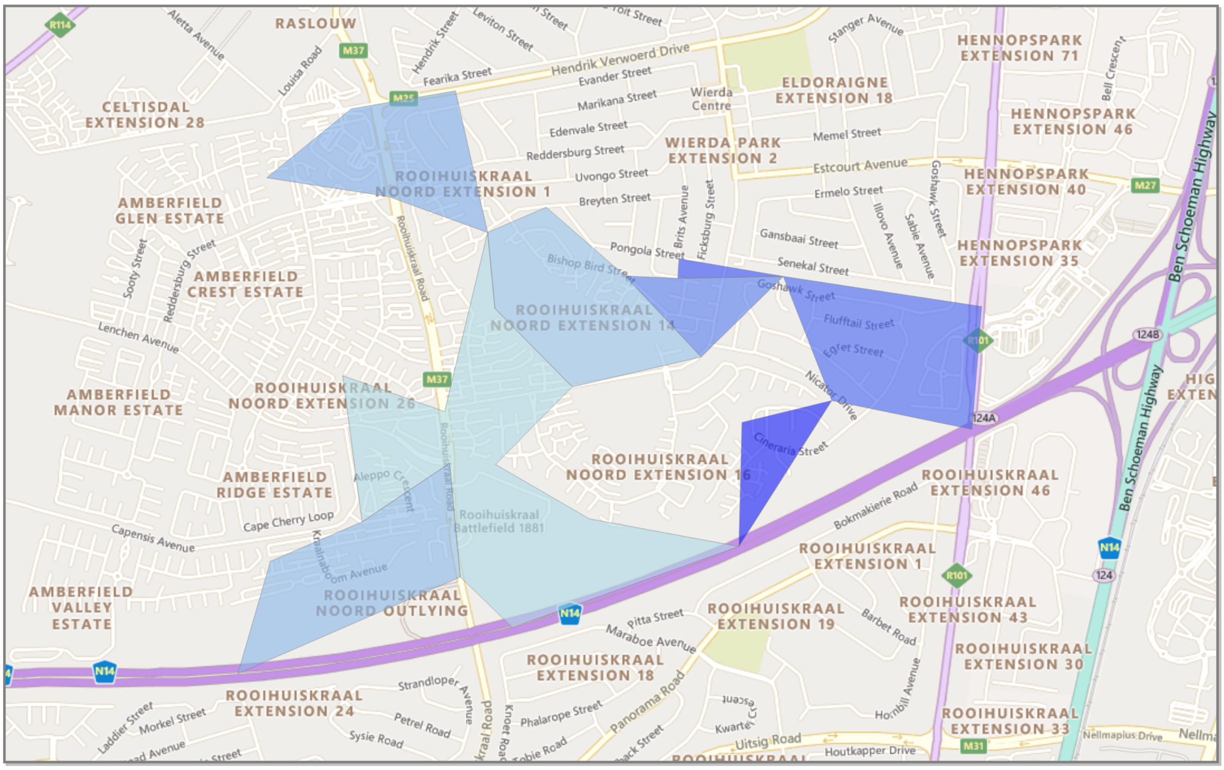
The most comprehensive rental analysis report available for the South African market

Rooihuiskraal Noord, Centurion, Gauteng

Generated by Letting Experts

Suburbs Selected

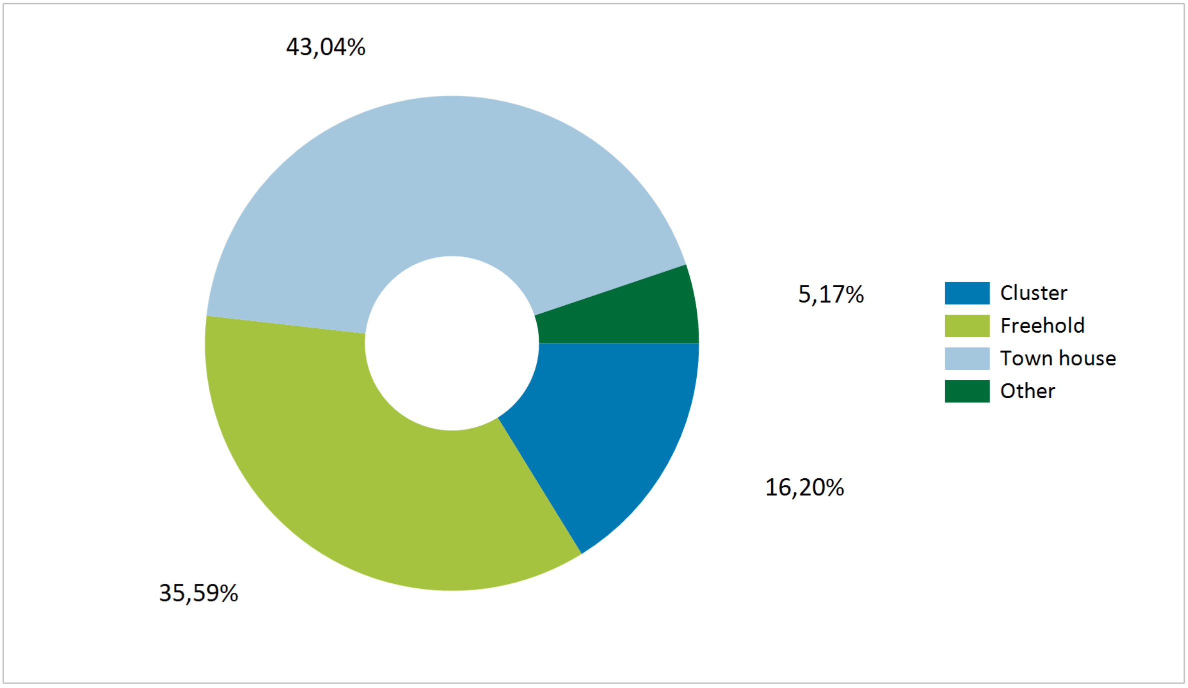
The below section provides you with an overview of the areas included in this report



Rooihuiskraal Noord, Centurion, Gauteng

Property Types

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

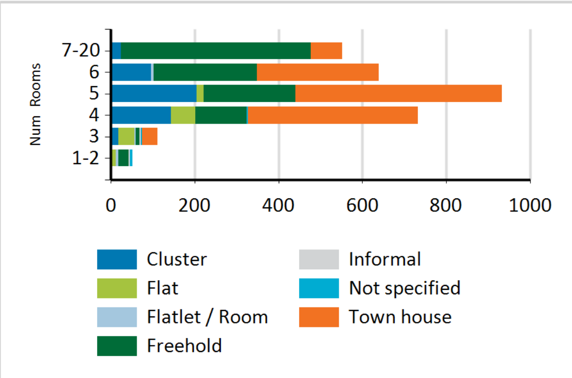


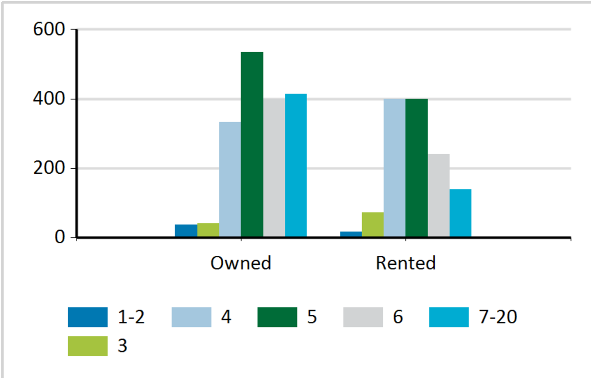
	All Properties	All Properties (%)	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Other	114	3,78%	21	3	6	42	6	12	24
Owned/Bonded	1 287	42,64%	192	6	3	534			552
Owned/PaidOff	354	11,73%	42	6		189			117
Rented	1 263	41,85%	234	108	6	309			606
Total	3 018	100 %	489	123	15	1 074	6	12	1 299

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]



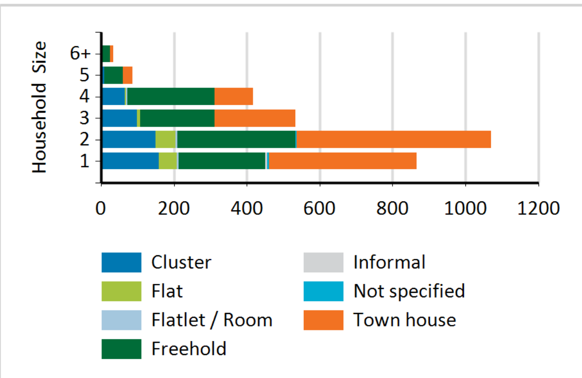


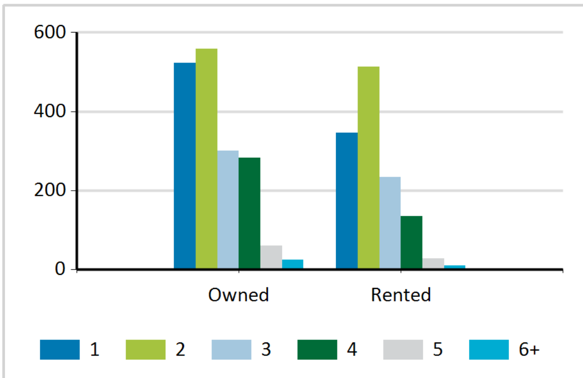
Number of Rooms	All Properties	Rental Properties	Freehold	Informal	Flat	Cluster	Town house	Flatlet / Room	Not specified
1-2	1,69%	1,19%	24	3	9	3		6	6
3	3,68%	5,70%	9	3	39	18	36	3	3
4	24,25%	31,59%	123		57	144	405		3
5	30,91%	31,59%	219		18	204	492		
6	21,17%	19,00%	246			96	291	6	
7-20	18,29%	10,93%	453			24	75		

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



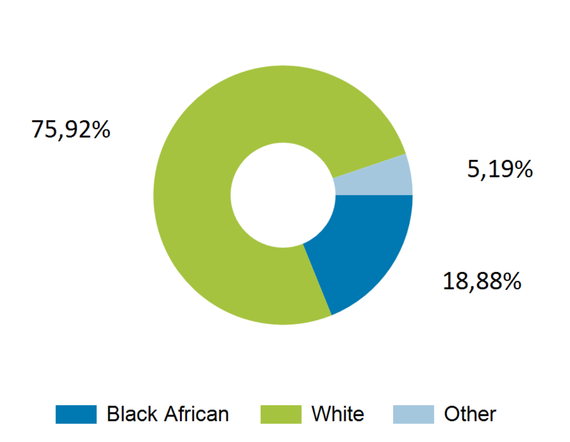


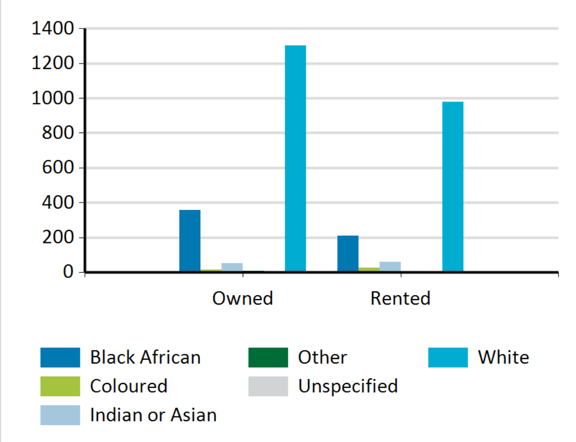
Household size	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
1	28,81%	27,32%	159	48	6	237	6	6	405
2	35,59%	40,62%	150	54	6	324		3	534
3	17,75%	18,53%	99	9		204			222
4	13,86%	10,69%	66	3	3	240			105
5	2,89%	2,14%	9			51			27
6+	1,10%	0,71%				24			9

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



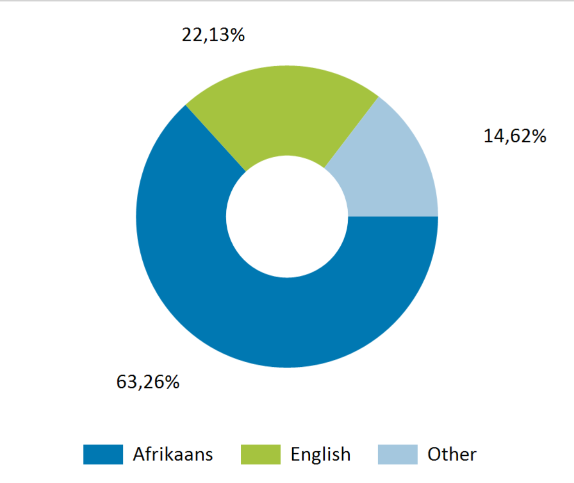


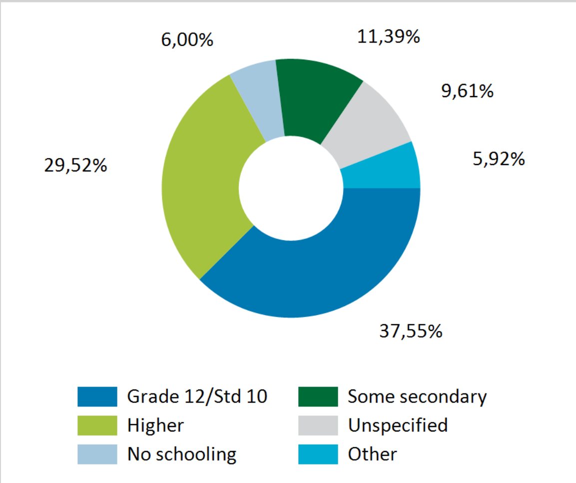
Population Group	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Black African	18,88%	16,51%	105	39	6	207	6	9	195
Coloured	1,30%	1,89%	3	9		9			18
Indian or Asian	3,70%	4,72%	15	24		30			42
Other	0,20%	0,00%				3			3
Unspecified	0,00%	0,00%							
White	75,92%	76,89%	360	51	6	828	3		1 032
Total	100 %	100 %	483	123	12	1 077	9	9	1 290

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

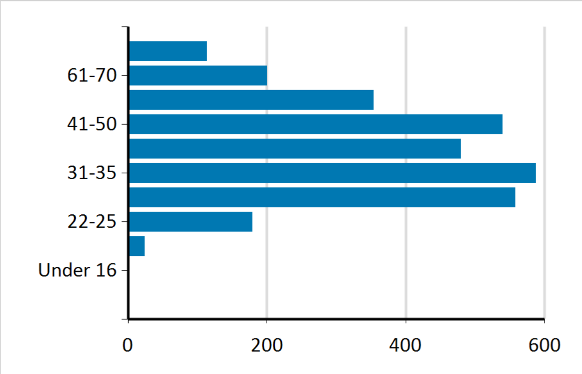


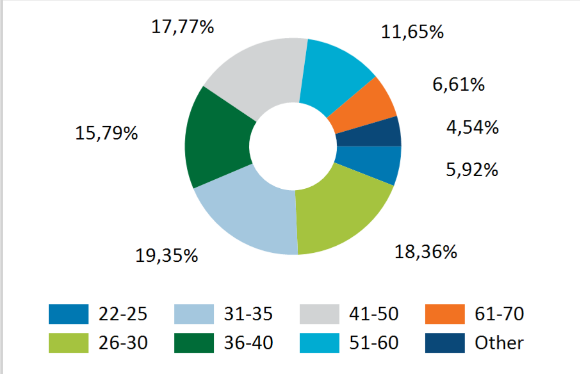


Source: 2011 Census data - Statistics South Africa

Household Head Age

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



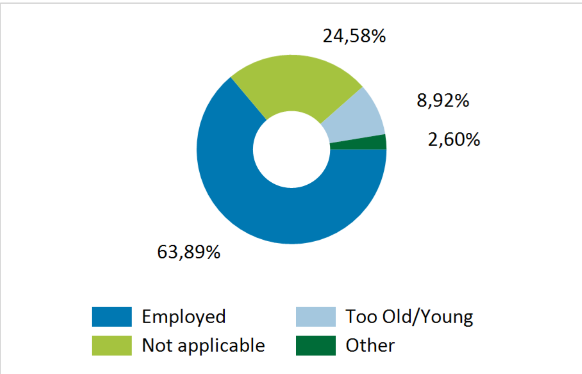


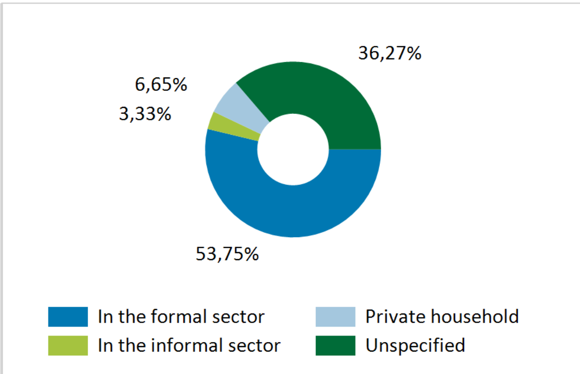
Age of Household head	All Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Not supplied	0,00%							
Under 16	0,00%							
17-21	0,79%	3	3		3			15
22-25	5,92%	21	21		36			102
26-30	18,36%	114	39		129			276
31-35	19,35%	99	27		180	6		276
36-40	15,79%	66	24	3	168	6	6	207
41-50	17,77%	81	9	3	264	3	3	177
51-60	11,65%	54		3	177	3		117
61-70	6,61%	27	3	6	84			81
70+	3,75%	18		3	42			51

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



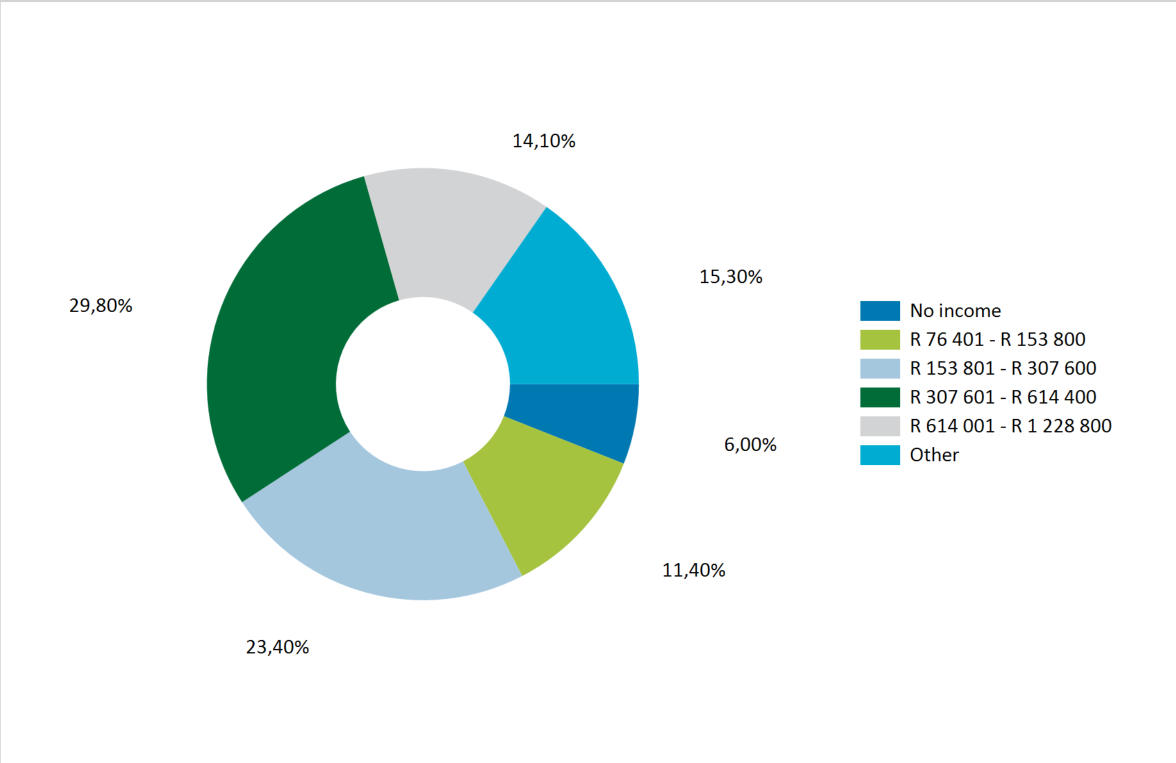


Sector Type	Discouraged work-seeker	Employed	Not applicable	Too Old/Young	Unemployed	Total
In the formal sector		3 903	72			53,75%
In the informal sector		243	3			3,33%
Private household		477	15			6,65%
Unspecified	39	102	1 728	660	153	36,27%

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

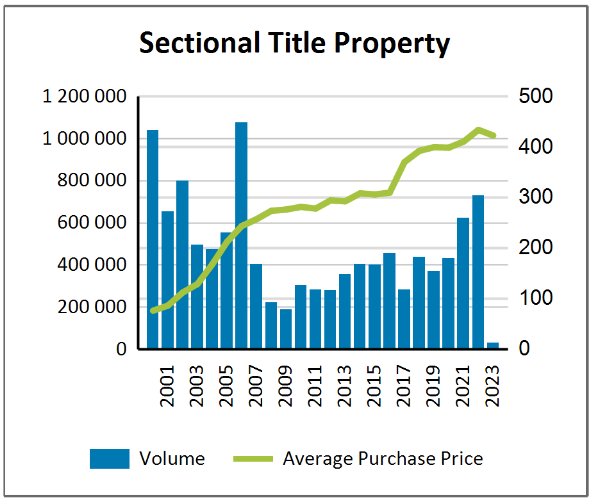


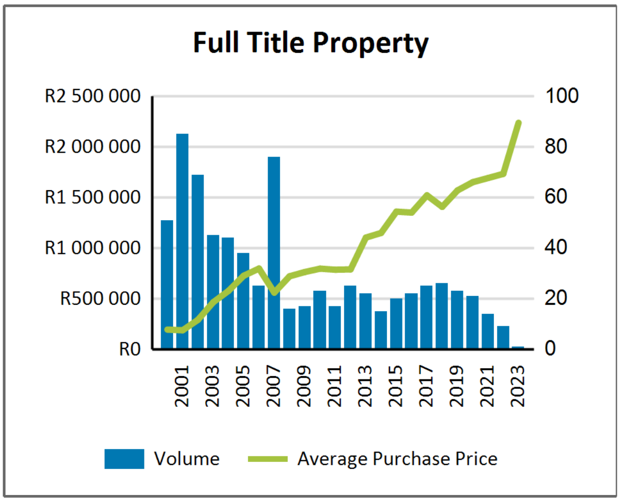
Annual household income	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
No income	6,00%	8,04%	30	3	3	69		3	72
R 1 - R 4800	0,60%	0,47%	3			9			6
R 4801 - R 9600	0,70%	0,47%	3			15			3
R 9601 - R 19 600	2,50%	1,42%	18			36	3		18
R 19 601 - R 38 200	3,30%	1,65%	9		3	42	9		36
R 38 201 - R 76 400	4,60%	3,55%	27			39			72
R 76 401 - R 153 800	11,40%	13,48%	66	6	3	93		3	171
R 153 801 - R 307 600	23,40%	29,79%	114	45	3	219			321
R 307 601 - R 614 400	29,80%	29,55%	147	42		321	3		381
R 614 001 - R 1 228 800	14,10%	9,22%	57	18		189			159
R 1 228 801 - R 2 457 600	2,30%	1,18%	6			30			33
R 2 457 601 or more	1,30%	1,18%	6	3		15			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.

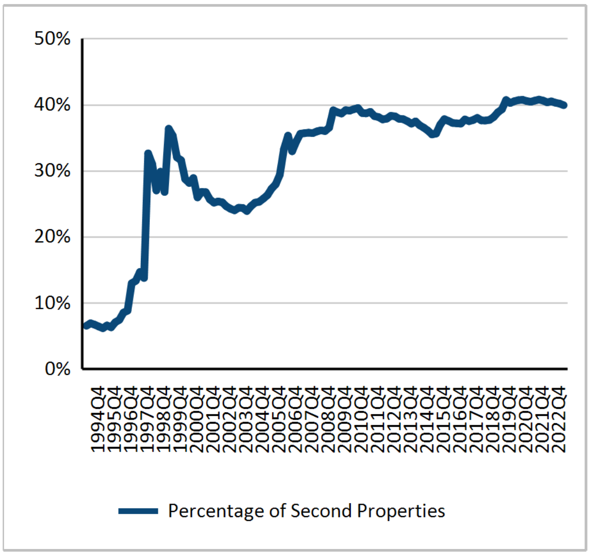


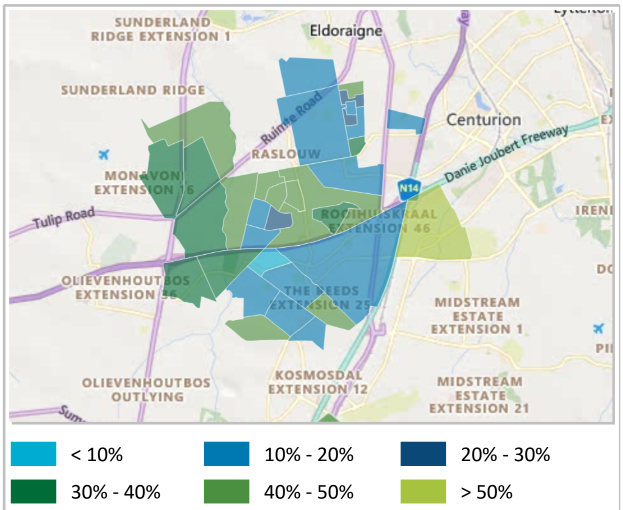


Source: Deeds Office

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.



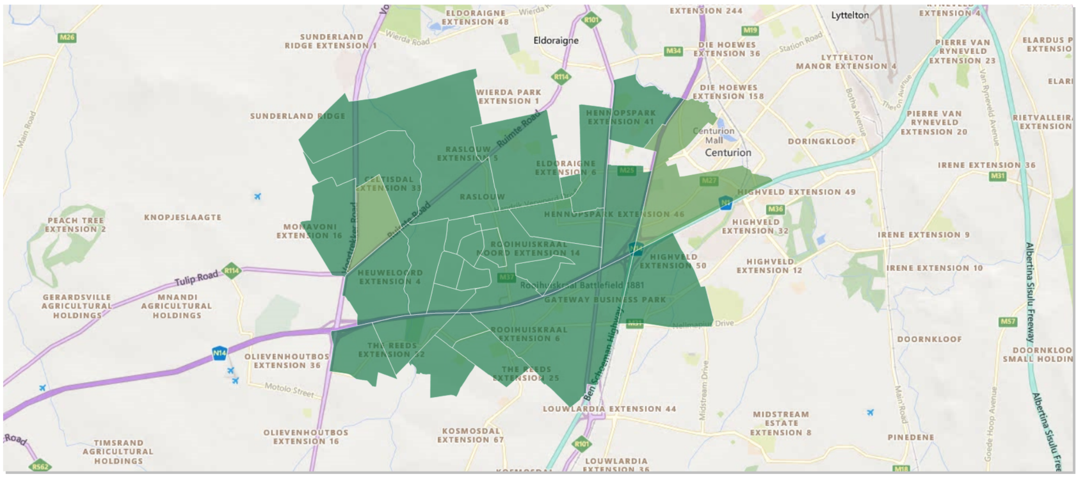


Average second property percentage for the last two years per area.

Source: Deeds Office

Rental Payment Index

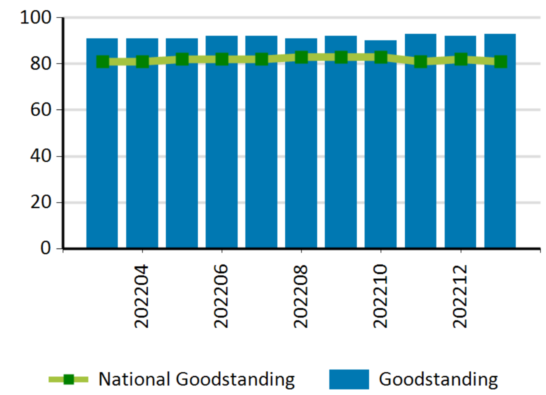
Overview of the rental payment trends for the specified area weighted against the national goodstanding index



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

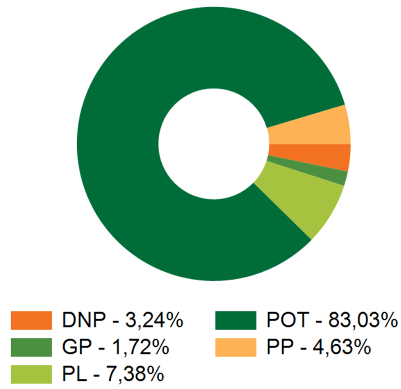
Goodstanding Ratio

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)	83,03%	63,01%	65,77%
Grace period (GP)	1,72%	4,95%	4,44%
Paid late (PL)	7,38%	12,42%	11,47%
Partial payment (PP)	4,63%	11,36%	10,90%
Did not pay (DNP)	3,24%	8,26%	7,42%
GoodStanding (POT+GP+PL)	**92,13%**	**80,38%**	**81,67%**

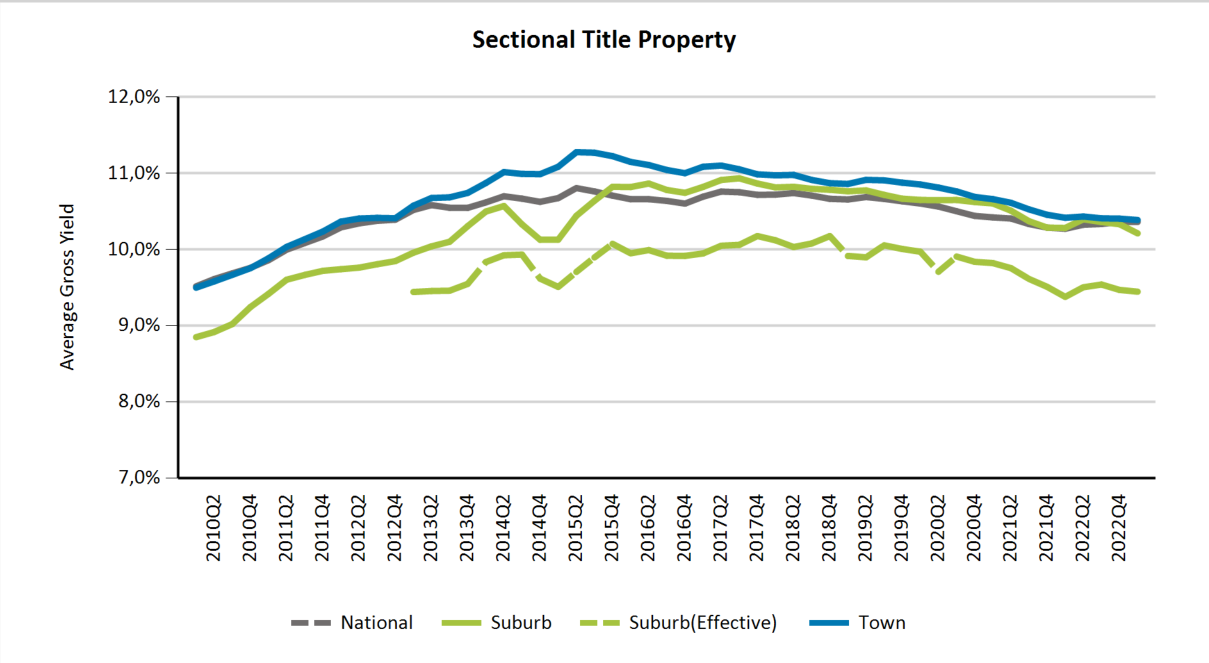
Source: TPN Credit Bureau

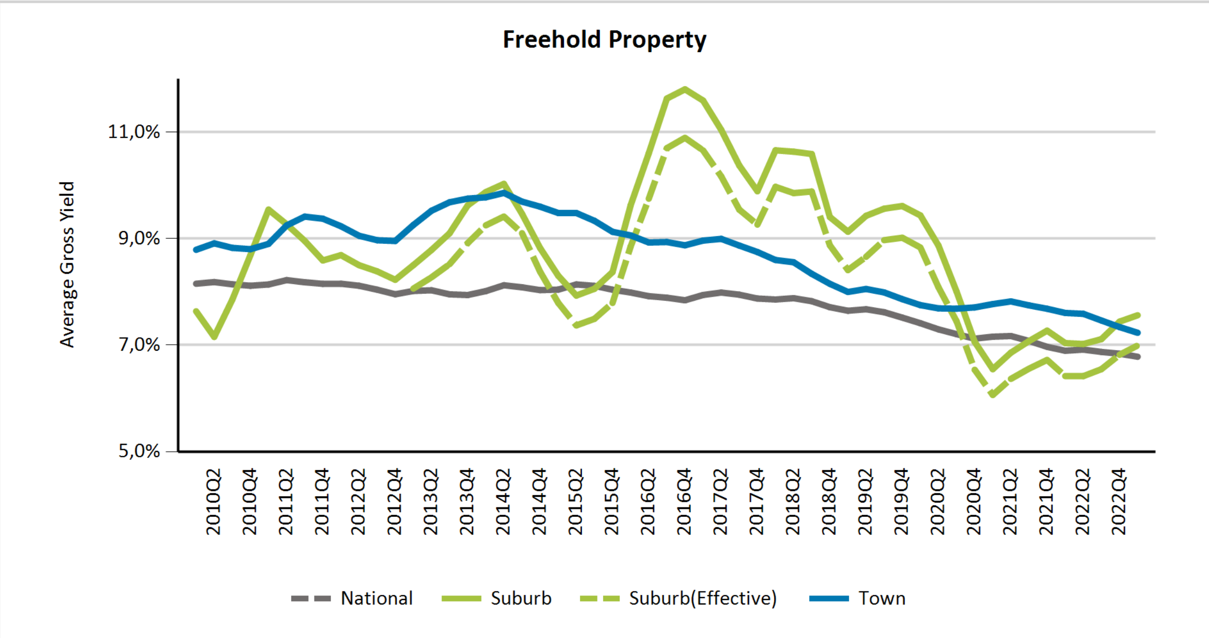
Residential Yield

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.





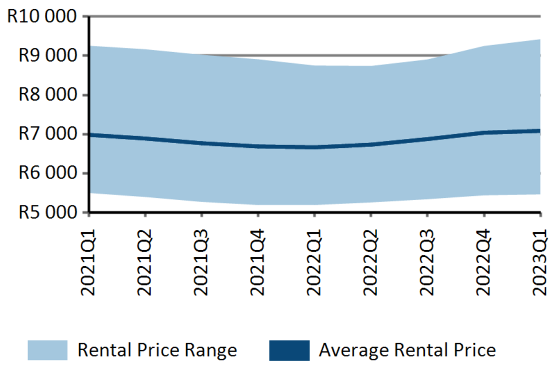
Source: TPN Credit Bureau

Rental Price Trends

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

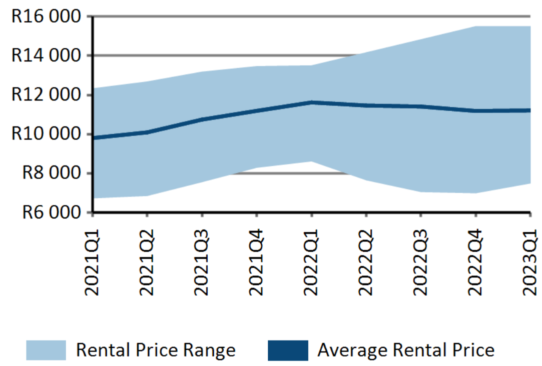
Sectional Title Property

Rental Prices By Property Type

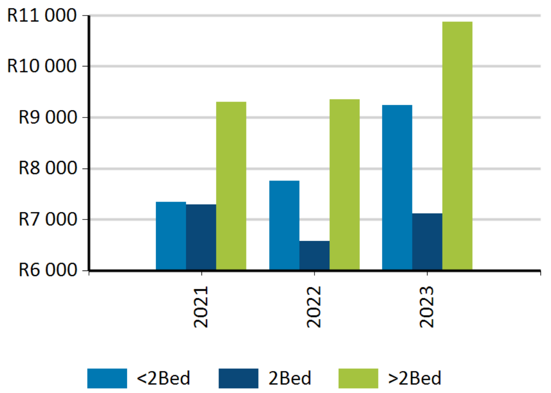


Freehold Property

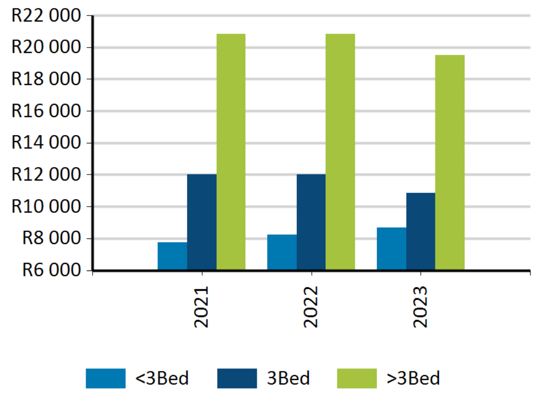
Rental Prices By Property Type



Rental Prices By Bedroom Number



Rental Prices By Bedroom Number

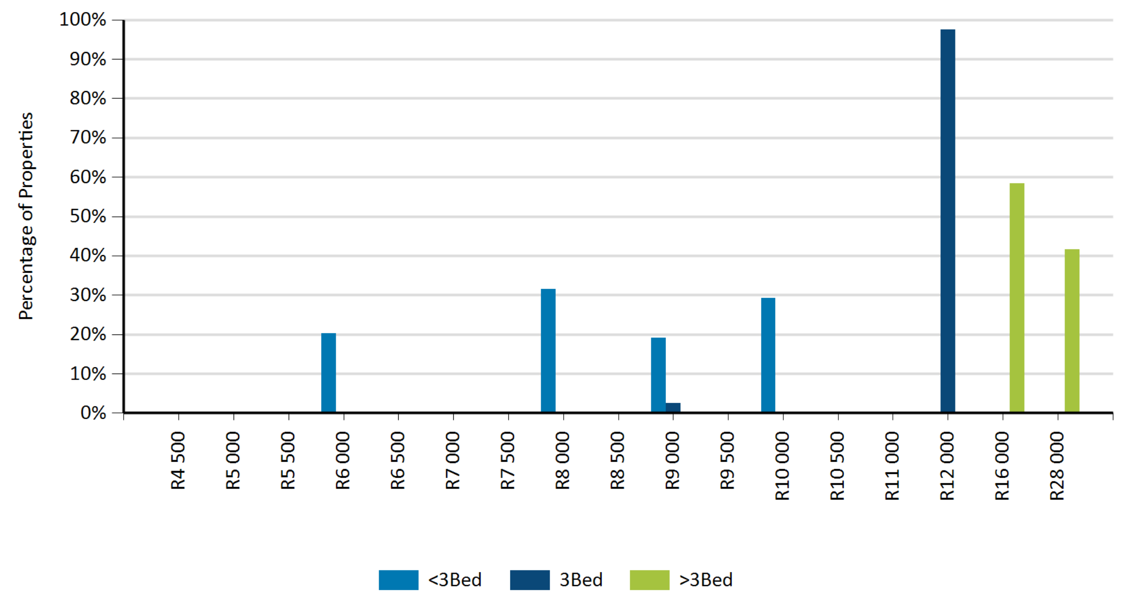


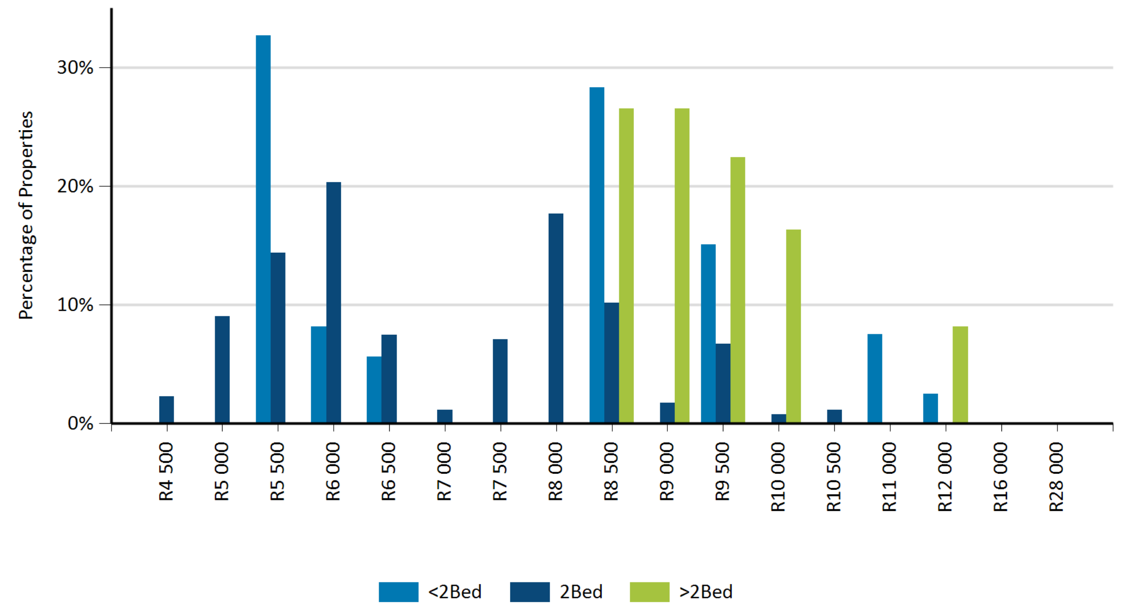
Bedroom Number	Year	Market Low	Average Rental	Market High
<2Bed	2021	R5 700	R7 338	R9 350
	2022	R5 500	R7 759	R11 200
	2023	R5 500	R9 238	R11 750
2Bed	2021	R5 500	R7 294	R8 500
	2022	R5 000	R6 571	R8 900
	2023	R5 180	R7 110	R10 080
>2Bed	2021	R9 143	R9 308	R9 500
	2022	R8 630	R9 351	R10 000
	2023	R10 000	R10 875	R11 750

Bedroom Number	Year	Market Low	Average Rental	Market High
<3Bed	2021	R5 900	R7 761	R9 075
	2022	R6 000	R8 217	R9 500
	2023	R7 900	R8 686	R9 500
3Bed	2021	R12 000	R12 000	R12 000
	2022	R12 000	R12 000	R12 000
	2023	R9 200	R10 833	R12 000
>3Bed	2021	R15 500	R20 833	R27 500
	2022	R15 500	R20 833	R27 500
	2023	R15 500	R19 500	R27 500

Rental Price Distribution

Overview of the rental price bracket distribution for the specified area



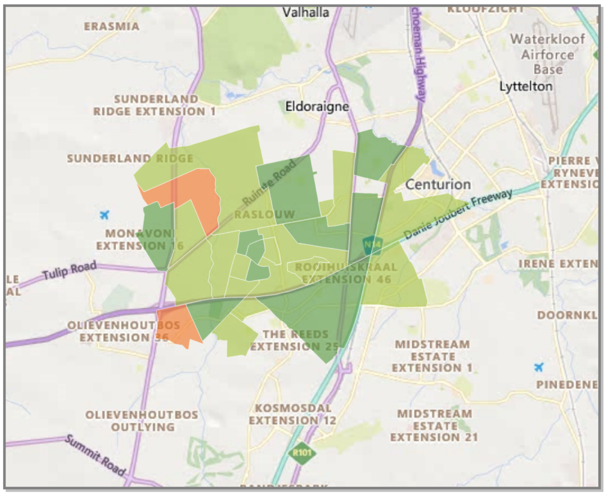


Source: TPN Credit Bureau

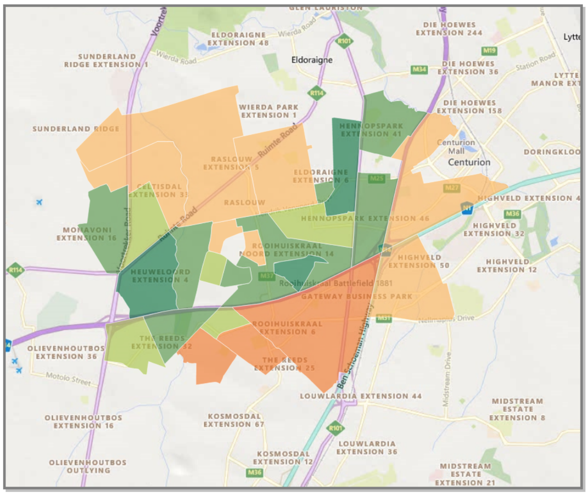
Rental Price Index

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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