

TPN Investor Report

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

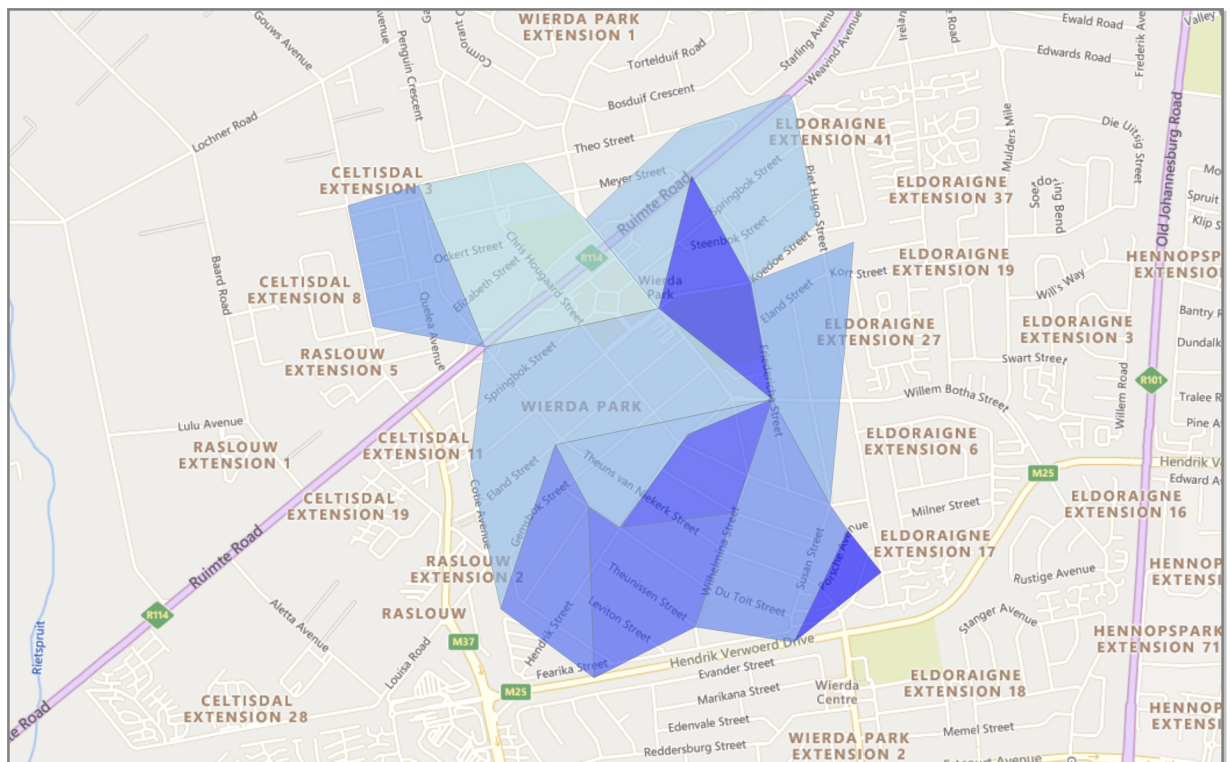
Wierda Park, Centurion, Gauteng

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

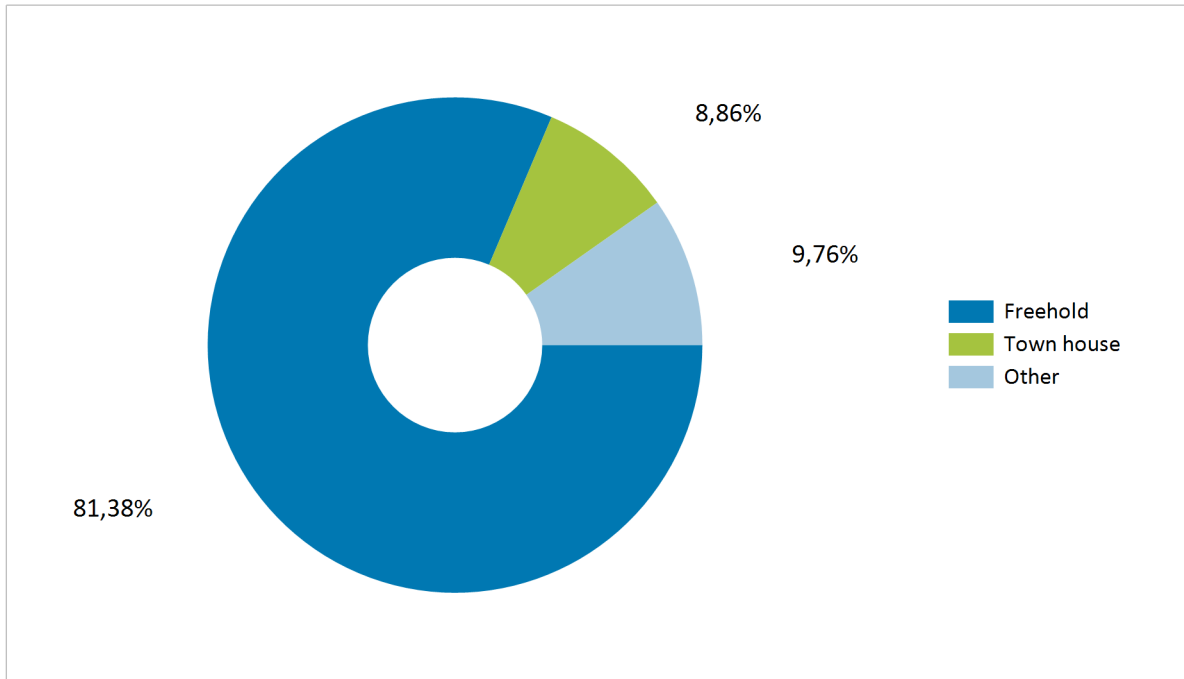


Wierda Park, Centurion, Gauteng



Property Types

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



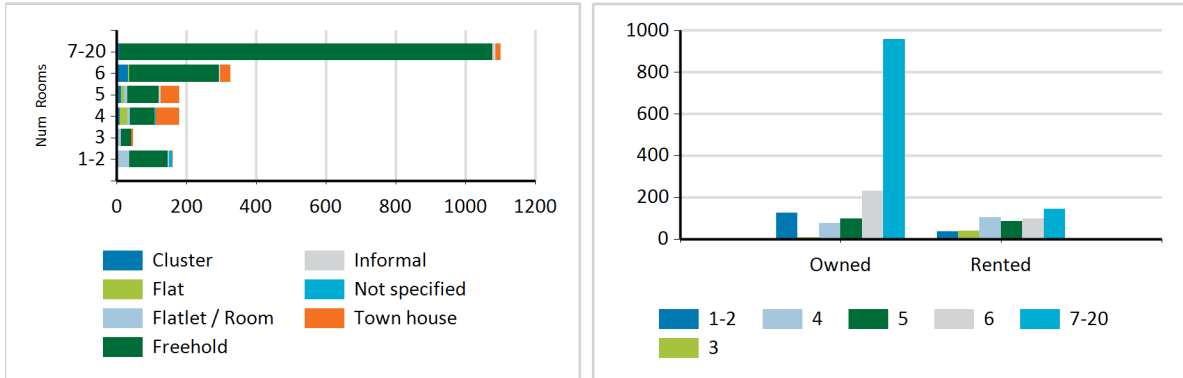
	All Properties	All Properties (%)	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Other	147	7,36%			24	111	3	6	3
Owned/Bonded	924	46,25%	24	3	6	831	12		48
Owned/PaidOff	423	21,17%	9	3	6	384			21
Rented	504	25,23%	30	30	27	300	6	6	105
Total	1 998	100 %	63	36	63	1 626	21	12	177

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]



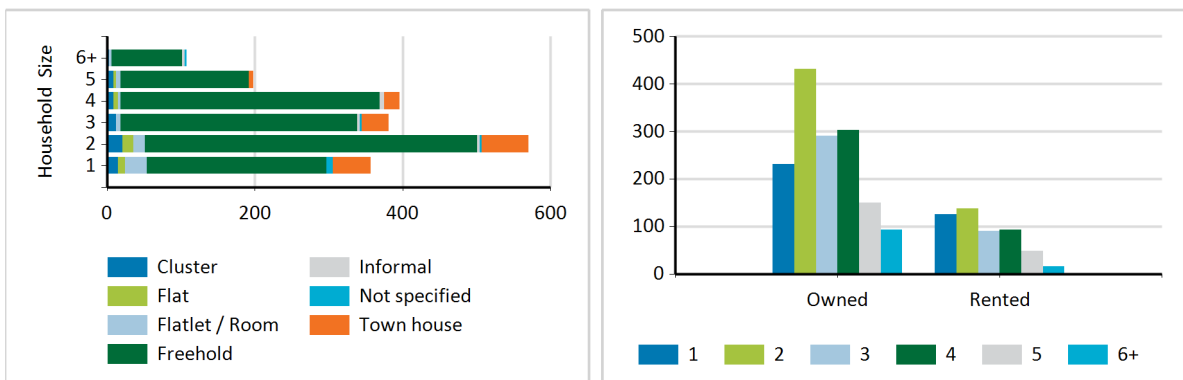
Number of Rooms	All Properties	Rental Properties	Freehold	Informal	Flat	Cluster	Town house	Flatlet / Room	Not specified
1-2	8,11%	7,14%	111	3	3		3	33	9
3	2,40%	7,74%	30				6	12	
4	9,01%	20,83%	69		21	9	69	9	3
5	9,01%	16,67%	90	6	9	12	54	9	
6	16,37%	19,05%	258	3	3	33	30		
7-20	55,11%	28,57%	1 068	9		9	15		

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



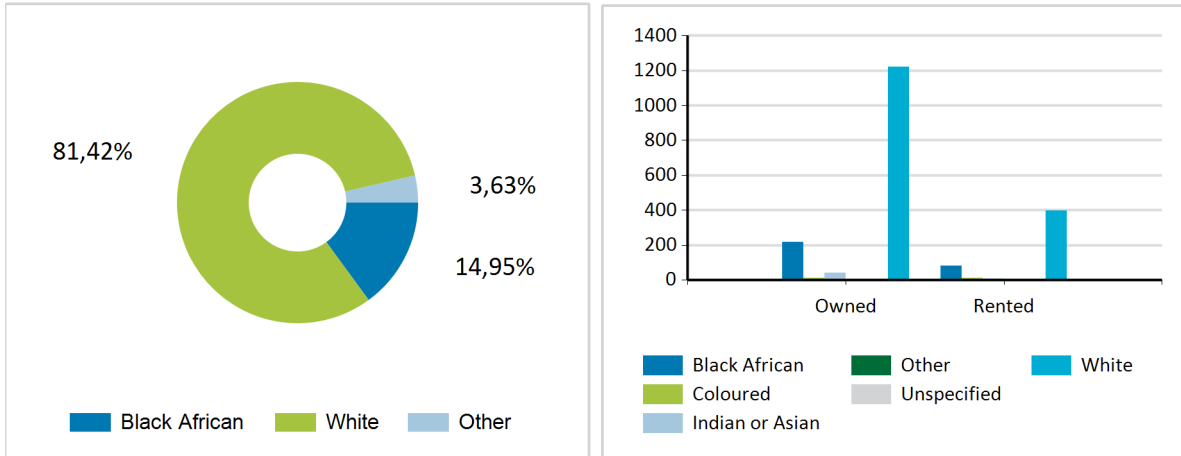
Household size	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
1	17,76%	24,71%	15	9	30	243		9	51
2	28,36%	27,06%	21	15	15	450	3	3	63
3	18,96%	17,65%	12		6	321	3	3	36
4	19,70%	18,24%	9	6	3	351	6		21
5	9,85%	9,41%	9	3	6	174			6
6+	5,37%	2,94%	3		3	96	3	3	

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

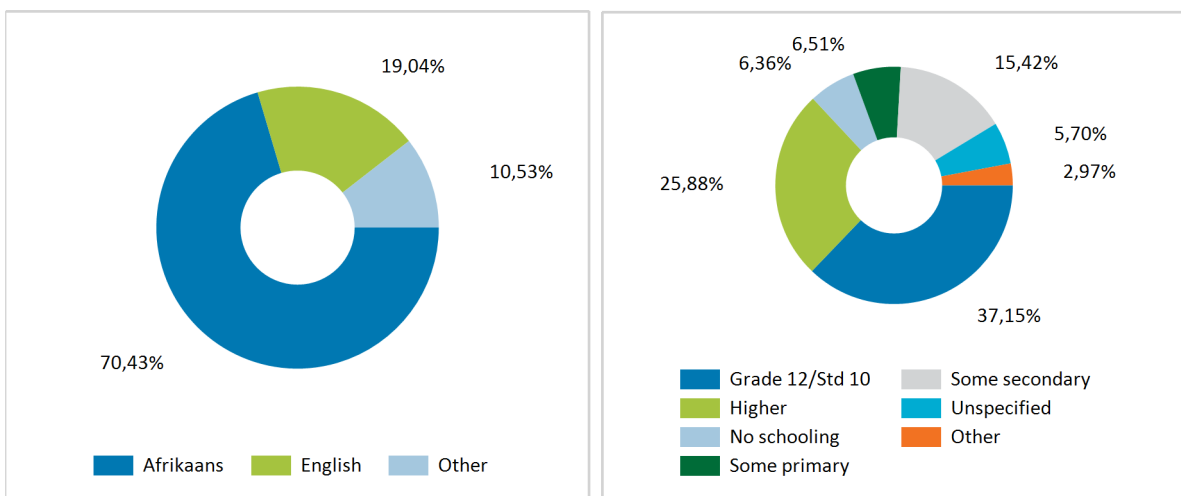


Source: 2011 Census data - Statistics South Africa



Language and Education

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

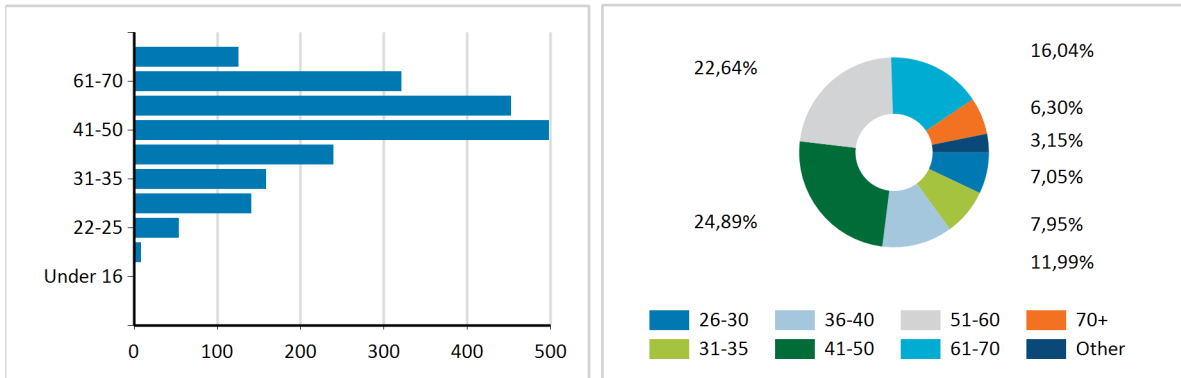


Source: 2011 Census data - Statistics South Africa



Household Head Age

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



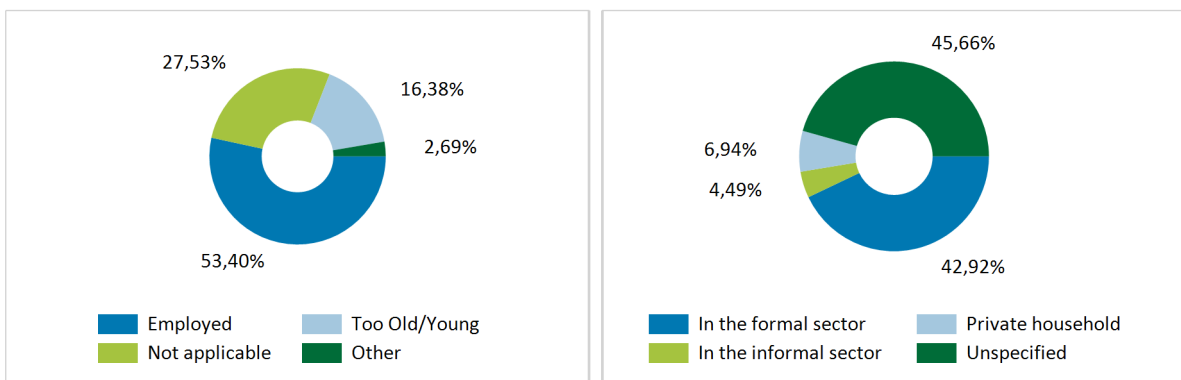
Age of Household head	All Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Not supplied	0,00%							
Under 16	0,00%							
17-21	0,45%				9			
22-25	2,70%	3		3	36			12
26-30	7,05%	3	3	12	93		6	24
31-35	7,95%	6	9	6	120	3		15
36-40	11,99%	9	3	6	189		3	30
41-50	24,89%	24	9	18	408	6	3	30
51-60	22,64%	12		9	396	3	3	30
61-70	16,04%	6	6		282		3	24
70+	6,30%	6	3	6	99			12

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



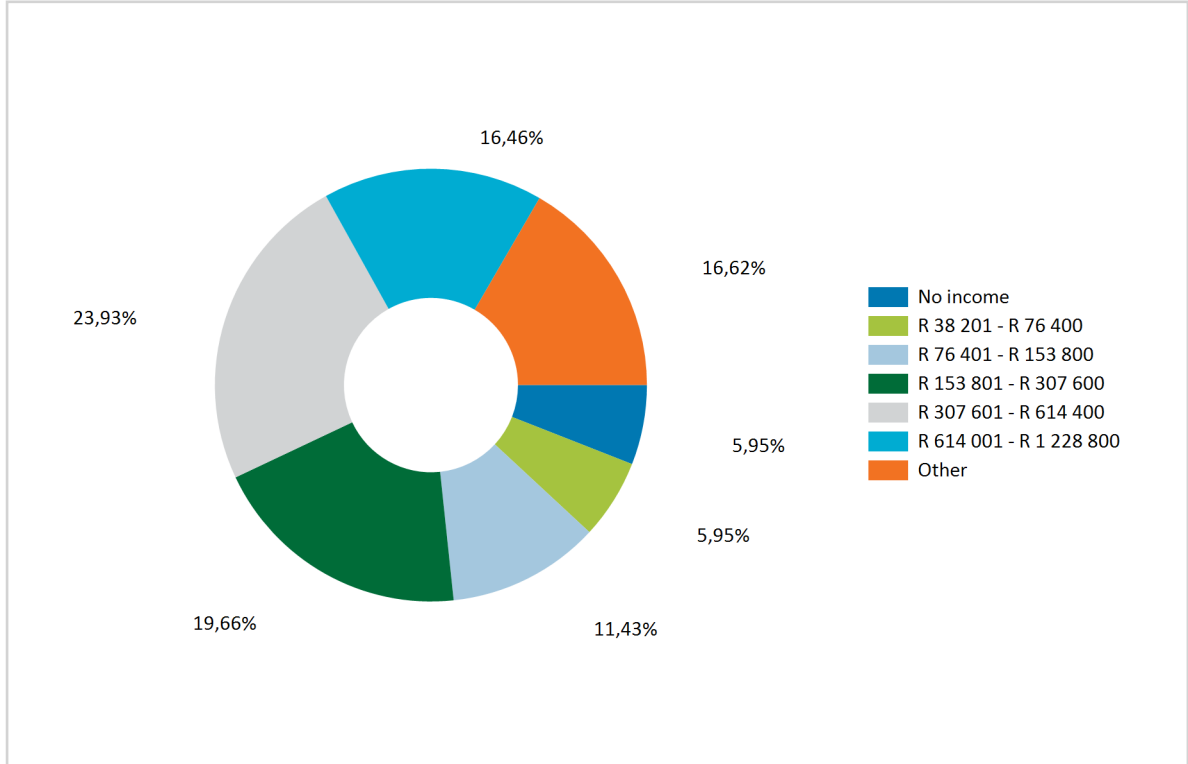
Sector Type	Discouraged work-seeker	Employed	Not applicable	Too Old/Young	Unemployed	Total
In the formal sector		2 622	105			42,92%
In the informal sector		276	9			4,49%
Private household		411	30			6,94%
Unspecified	27	84	1 605	1 041	144	45,66%

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



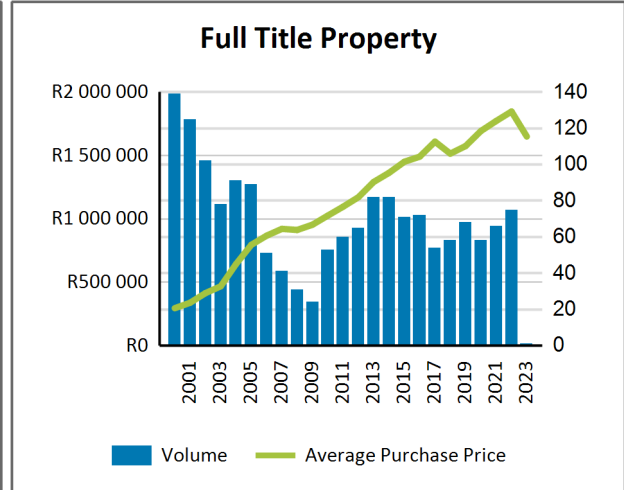
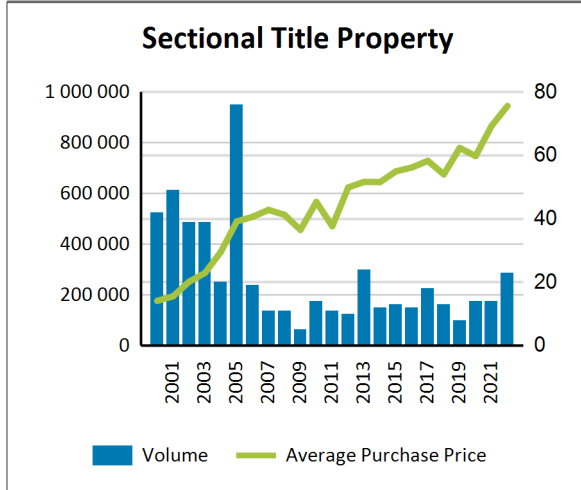
Annual household income	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
No income	5,95%	6,75%	6			102			9
R 1 - R 4800	0,91%	1,23%				9		3	6
R 4801 - R 9600	0,76%	0,61%			9	6			
R 9601 - R 19 600	4,57%	3,07%	6		9	69		3	3
R 19 601 - R 38 200	4,42%	2,45%	6		3	72		3	3
R 38 201 - R 76 400	5,95%	8,59%	6	6	6	75		3	21
R 76 401 - R 153 800	11,43%	15,95%	9	6	6	165	6		33
R 153 801 - R 307 600	19,66%	25,77%	9	15	15	300			48
R 307 601 - R 614 400	23,93%	21,47%	12	3	6	417	3		30
R 614 001 - R 1 228 800	16,46%	9,20%	3			309			12
R 1 228 801 - R 2 457 600	3,66%	2,45%		3		66			3
R 2 457 601 or more	2,29%	2,45%				39			6
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.

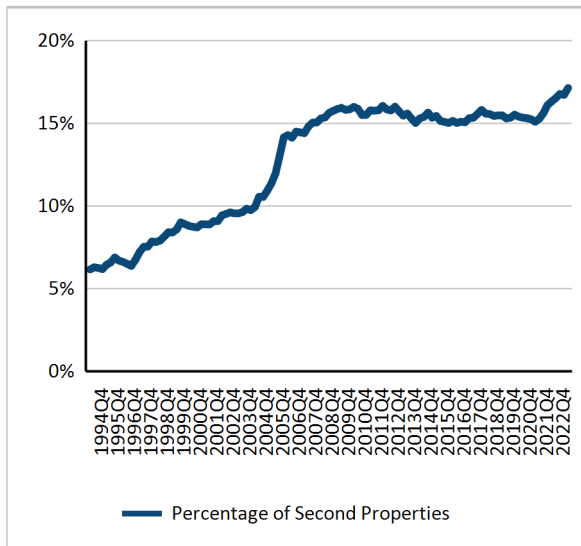


Source: Deeds Office

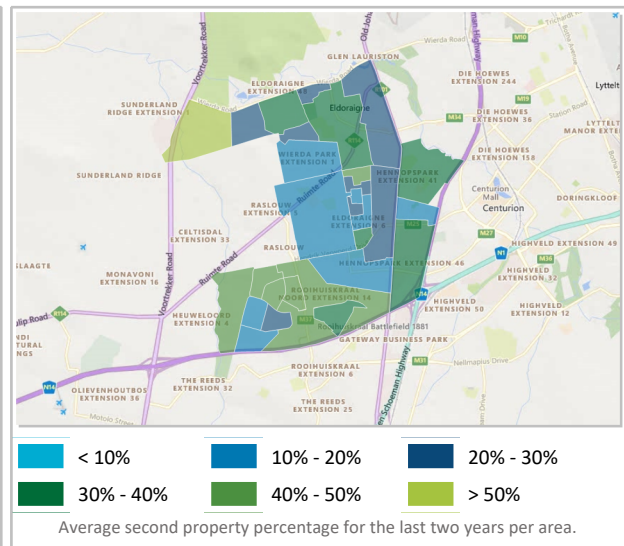


Investment Properties

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



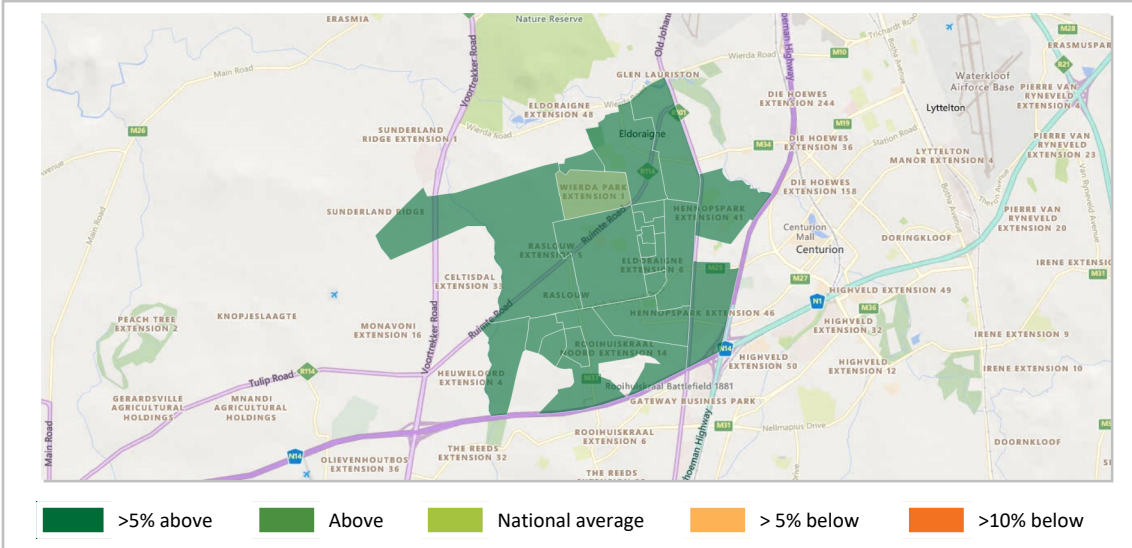
Source: Deeds Office





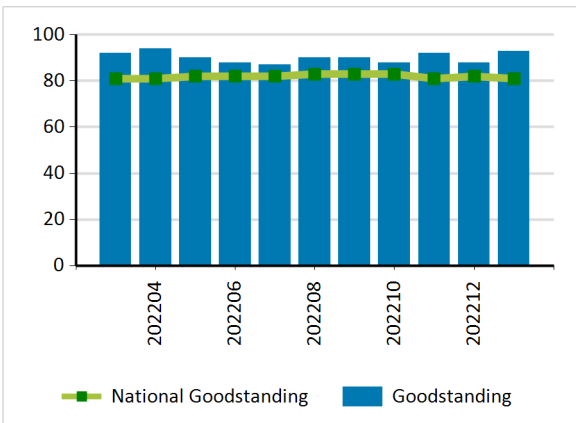
Rental Payment Index

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



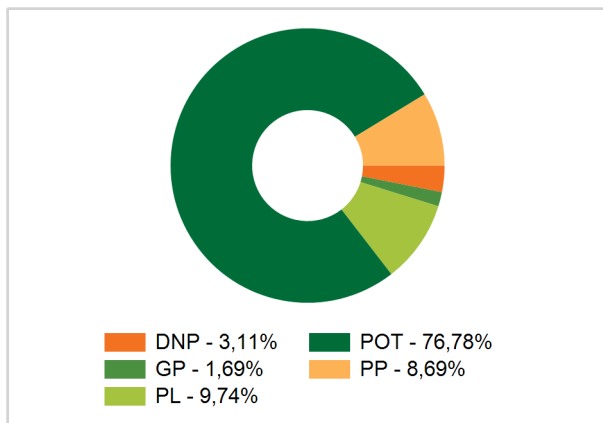
Goodstanding Ratio

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)	76,78%	63,01%	65,77%
Grace period (GP)	1,69%	4,95%	4,44%
Paid late (PL)	9,74%	12,42%	11,47%
Partial payment (PP)	8,69%	11,36%	10,90%
Did not pay (DNP)	3,11%	8,26%	7,42%
GoodStanding (POT+GP+PL)	88,20%	80,38%	81,67%

Source: TPN Credit Bureau

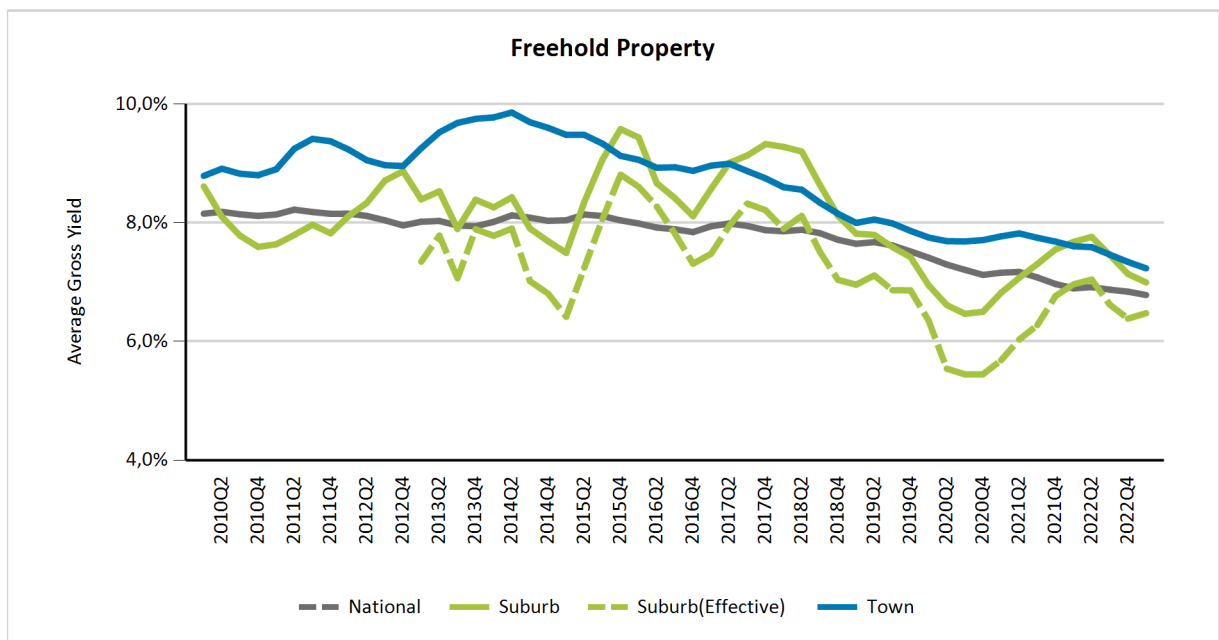
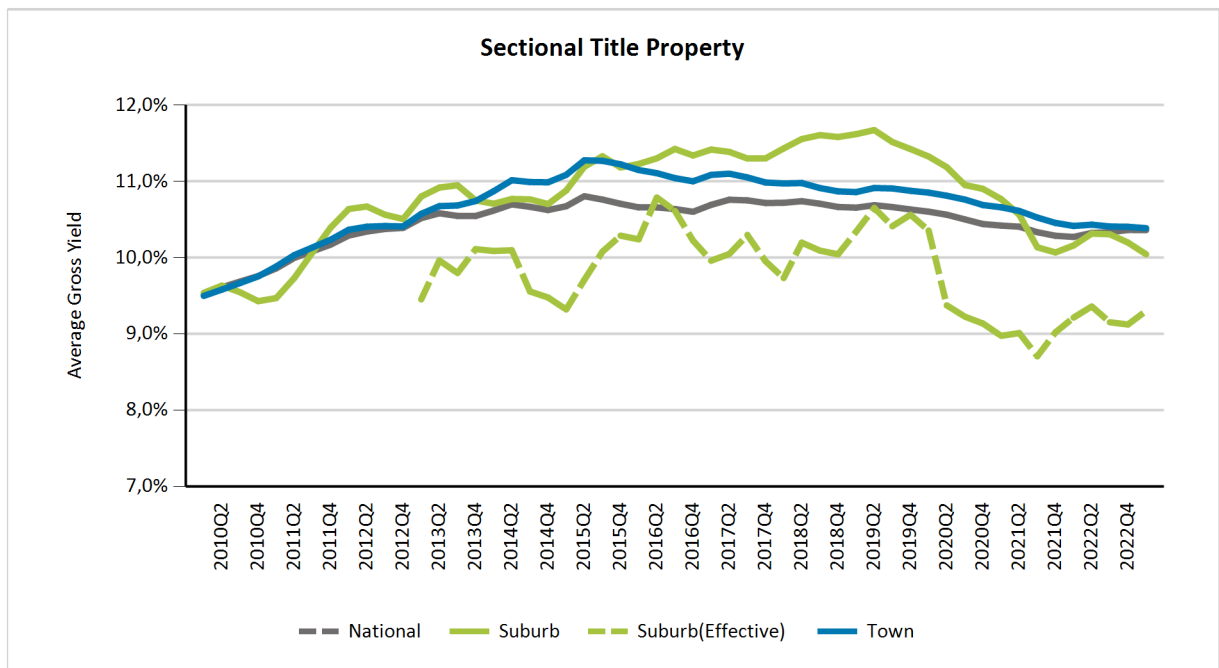


Residential Yield

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.

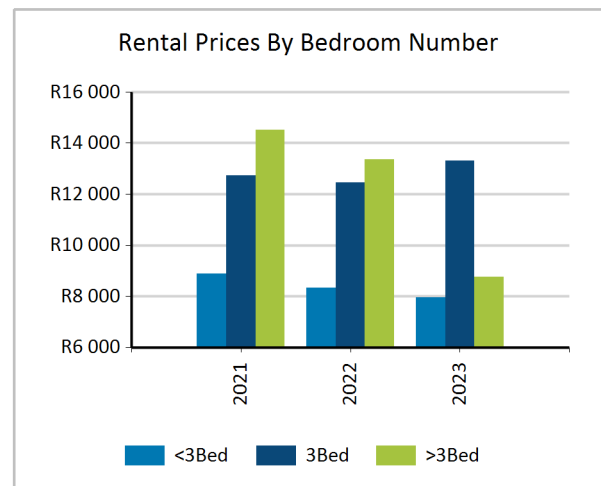
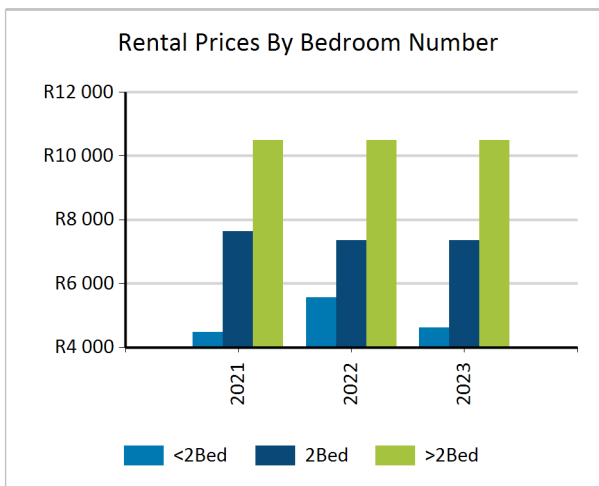
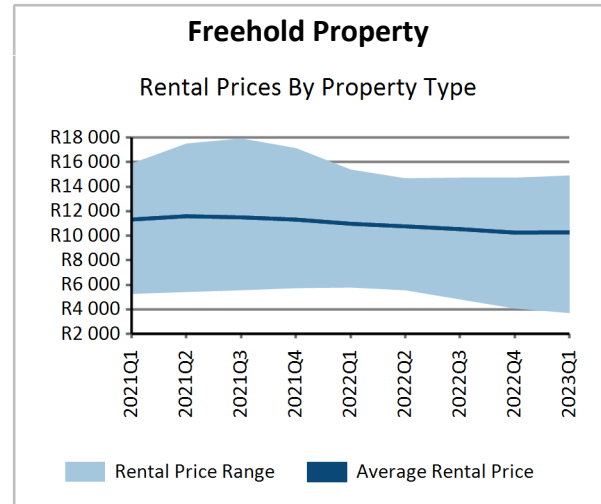
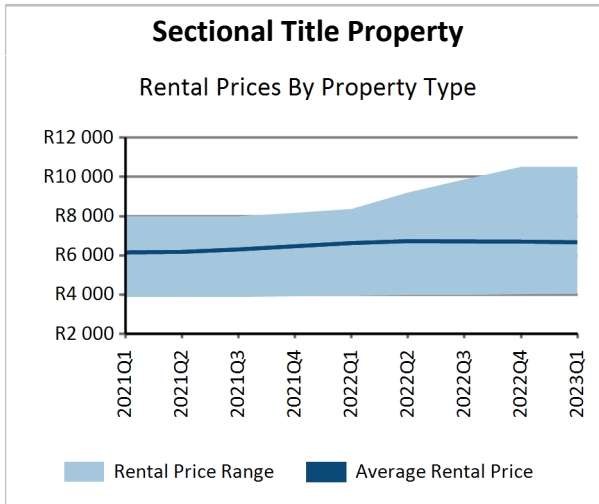


Source: TPN Credit Bureau



Rental Price Trends

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



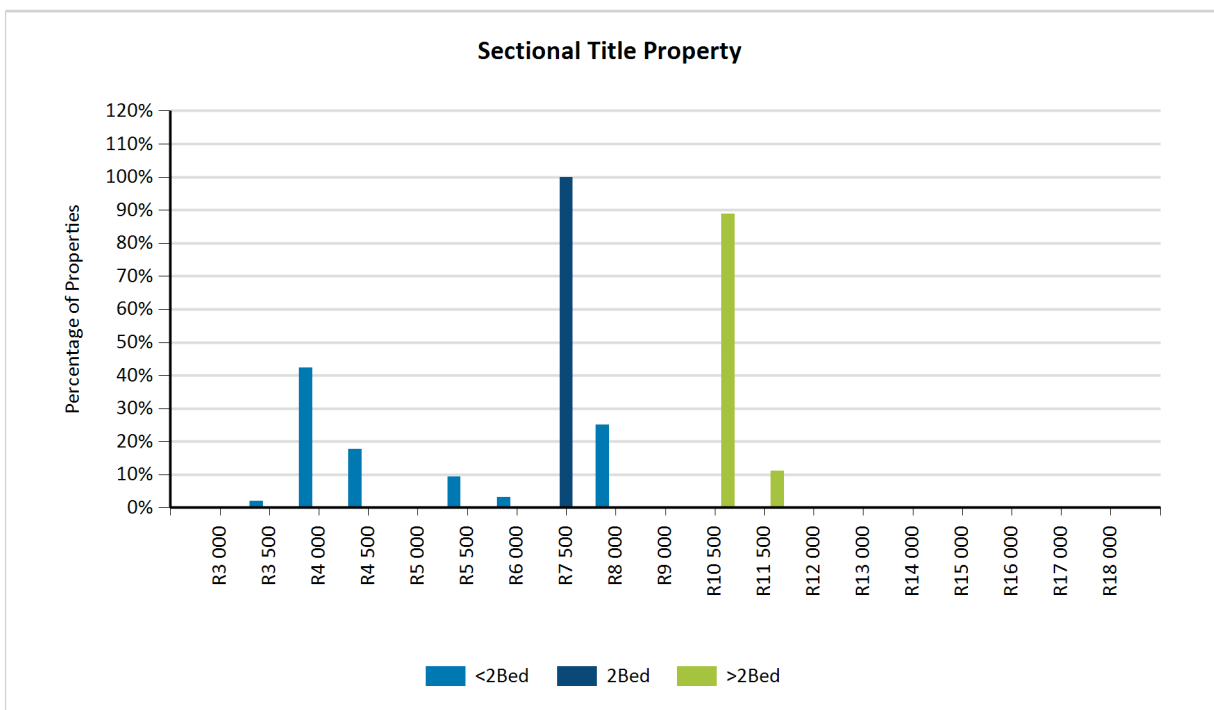
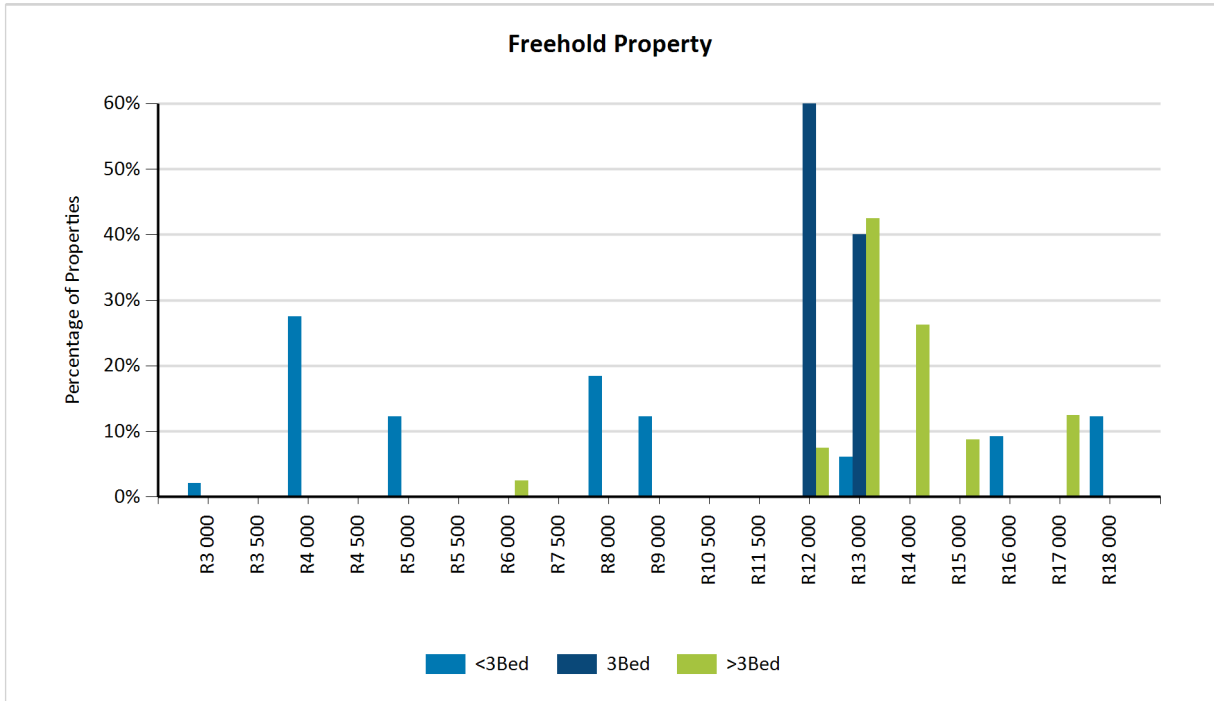
Bedroom Number	Year	Market Low	Average Rental	Market High
<2Bed	2021	R3 750	R4 480	R7 800
	2022	R3 900	R5 564	R7 800
	2023	R3 910	R4 608	R5 500
2Bed	2021	R7 385	R7 642	R7 700
	2022	R7 350	R7 350	R7 350
	2023	R7 350	R7 350	R7 350
>2Bed	2021	R10 500	R10 500	R10 500
	2022	R10 500	R10 500	R10 500
	2023	R10 500	R10 500	R10 500

Bedroom Number	Year	Market Low	Average Rental	Market High
<3Bed	2021	R3 630	R8 889	R17 500
	2022	R3 600	R8 325	R16 482
	2023	R3 600	R7 943	R15 803
3Bed	2021	R12 000	R12 731	R13 341
	2022	R12 000	R12 448	R13 300
	2023	R13 300	R13 300	R13 300
>3Bed	2021	R13 341	R14 506	R16 500
	2022	R12 950	R13 363	R14 500
	2023	R5 500	R8 750	R12 000



Rental Price Distribution

Overview of the rental price bracket distribution for the specified area



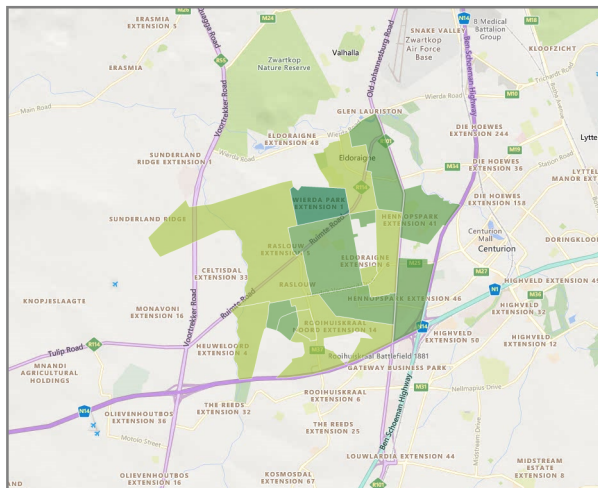
Source: TPN Credit Bureau



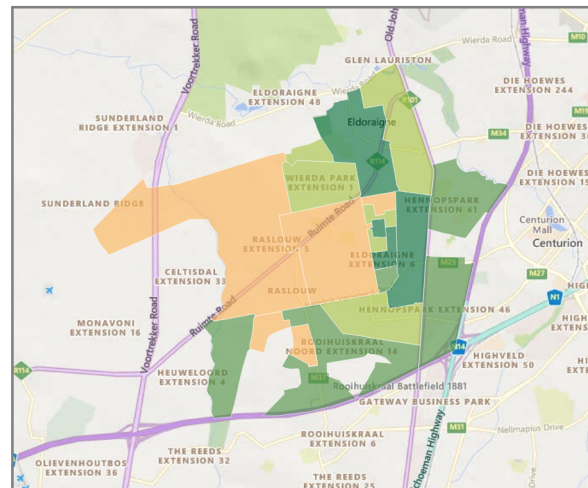
Rental Price Index

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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