



**Suzette Muller**  
074-522-8372  
suzette.muller@expsouthafrica.co.za

Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-80005

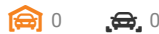


PORTION 1		R 25 000 000,00
Description	Value (ZAR)	
Purchase Price	R	25 000 000,00
Monthly Rental Income Potential	R	100 100,00
Extra Parking Space Income	R	5 000,00
Annual Rental Income	R	1 266 000,00
Operating Expenses (30%)	R	379 800,00
Net Operating Income (NOI)	R	886 200,00
Capitalization Rate (Cap Rate)		0,034486
Return on Investment (ROI)		3,54%



PORTION 2		R 20 000 000,00
Description	Value (ZAR)	
Purchase Price	R	20 000 000,00
Monthly Rental Income Potential	R	165 000,00
Annual Rental Income	R	1 980 000,00
Operating Expenses (30%)	R	594 000,00
Net Operating Income (NOI)	R	1 386 000,00
Capitalization Rate (Cap Rate)		0,0693
Return on Investment (ROI)		6,93%

R20,000,000



## INVESTMENT OPPORTUNITY : COMMERCIAL PROPERTY - BLOUBERGSTRAND BEACHFRONT LANDMARK

INVESTMENT OPPORTUNITY :  
COMMERCIAL PROPERTY : BLOUBERGSTRAND BEACHFRONT - A LANDMARK THAT OFFERS UNPARALLELED ADVANTAGES

Presenting a unique investment opportunity in the heart of Bloubergstrand – a commercial building with immense potential. While the property requires significant attention and renovation, it stands as a canvas for the visionary investor. Situated in a prime location just moments from the beachfront, this building offers versatile rental possibilities, from trendy backpacker accommodations to modern commercial offices or retail shops. With its unparalleled position and the thriving local market, this property promises substantial returns for those ready to unlock its full potential. Don't miss out on transforming this diamond in

## Features

**Zoning** Commercial

**Sizes**  
Land Size 1,813m²

**Extras**  
Near Park Unfurnished On Busy Road Near Shopping Mall Near Shops Near Medical Center