

**business**  
for sale



Date: **22nd December 2024**  
Business Reference: **BFS11108**

About the Business:

## **Unmissable Investment Opportunity for Buy-to-Let Investors!**

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Discover an unparalleled investment opportunity with this stately home, first identified on a map of Makhanda in 1863, now transformed into a prime buy-to-let property. Located at 20 Somerset Street, just 200 meters from Rhodes' Little Theatre, this exquisite double-storey house with a charming, cantilevered

balcony features 5 spacious bedrooms in the main house and a highly desirable cottage in the garden.

This exceptional property is strategically located near the University, making it a "safe house" investment. Come and explore this remarkable opportunity and review the figures with me. I'm confident you'll be impressed!

Invest wisely—secure your future with this outstanding buy-to-let property today!

## Unmissable Investment Opportunity for Buy-to-Let Investors!



Sector: **Property**

**POA**

Monthly Profit:

**R 0**

Asset Value:

**R 0**

Stock Value:

**R 0**

Yearly Net Profit :

**R 0**



# Business Report

## Financials and Forecasts

### Financial Highlights:

- **Gross Annual Income:** At full occupancy, achieve a gross annual income of R238,500 based on a 10-month lease scenario.
- **Expenses:** With estimated expenses at 18% of the rent (R42,930), the net rental income per annum is an impressive R195,570.
- **Return on Investment:** Based on the asking price of R1,995,000, the estimated net rental provides a lucrative return on investment of 9.8%.
- **Nett Free Cash Flow:** Projected to be R16,297 per month, allowing you to service a bond of R1,600,000 over 20 years at 10.75%.

For investors leveraging financing, you'll need a deposit of approximately R395,000 plus legal expenses. With an investment of R395,000 of your own funds, the return on your investment skyrockets to an incredible 49.37%!