

A man in a blue suit and patterned shirt stands on a city street, smiling. The background shows a building and a blue trash bin.

BUSINESS REPORT

Date: **20th April 2025**

Business Reference: **BFS11186**

About the Business:

High-Yield Student Accommodation Investment – 9.32% ROI

Makana Lodge, located at 86 Beaufort Street, Makhanda, is a premium student accommodation investment opportunity in the heart of South Africa's leading university town. Situated just 300m from Rhodes University's Drostdy Arch, this property is perfectly positioned for high tenant

demand, stable rental income, and strong long-term growth potential.

Next Steps – Secure This Investment Today!

High interest – Don't miss out on this rare opportunity!

- Request the full Investor Pack – Detailed financials, lease terms & growth potential.
- Book a private viewing – See firsthand why this property is an outstanding investment.
- Make an offer today – Enquire Now

Contact us for more details!

High-Yield Student Accommodation Investment – 9.32% ROI



Sector: **Accommodation**

Asking Price:

R 5,250,000

Monthly Profit:

R 40,781

Asset Value:

R 125,000

Stock Value:

R 0

Yearly Net Profit :

R 489,374



Business Report

Financials and Forecasts

Forecast Gross Rental Income (2024/2025): R774,150 p.a.

- Estimated Annual Expenses: R304,776 p.a.
- Forecast Net Rental Income: R489,374 p.a.
- Projected ROI: 9.32%
- Asking Price: R5.25 million

The forecast income is based on an 89.7% occupancy rate, with a reasonable 10.3% provision for vacancy loss.

Conclusion

Prime Location – Always in Demand

- 300m from Rhodes University, ensuring a consistent student tenant base.
- Walking distance to shops, restaurants, and campus facilities.

2. Turnkey Investment – Proven Income & NSFAS Accreditation

- R774,150 annual forecast rental income.
- NSFAS-approved rooms provide guaranteed demand from students.
- Well-maintained property with a strong history of full or near-full occupancy.

3. Secure & Well-Managed Complex

- Electric fencing, armed response security & controlled access.
- Includes WiFi, water, electricity – key student requirements.

4. Growth Potential & Investor Flexibility

- Multiple investment strategies:
 - Continue as a high-yield student rental.
 - Convert to Airbnb or short-term rentals.
 - Sectional title the annex rooms and sell as separate investment units.
- Expanding student population at Rhodes University ensures long-term rental demand.

Property Details

- Address :86 Beaufort Street, Makhanda/ Grahamstown
- • Total Land Size: 1,200m²
- Two Buildings:
- Main House (228m²): 4 bedrooms, 2 bathrooms, shared living area.
- Annex (463m²): 11 en-suite bedrooms, all NSFAS-accredited.
- Total Capacity: 15 student tenants
- Secure Complex: Electric fencing, controlled pedestrian & vehicle access, armed response security (Hi-Tec).
- Amenities Included: WiFi, electricity & water, furnished rooms (bed, desk, chair, bedside table, lamp, cupboard).
- Parking: Large open parking area with electronic gate access.
- Additional Features:
- Undercover leisure area – a social space enhancing tenant satisfaction.
- 2 x 2,000L water tanks (not yet connected).

Features

- Alarm System
- Built-In Cupboards
- Electric Gates
- Hitec Security
- Off-Street Parking
- Water
- Wifi