

**RETIREMENT OPPORTUNITY IN
WITZENBERG DISTRICT**

WITZENBERG SUITES

within



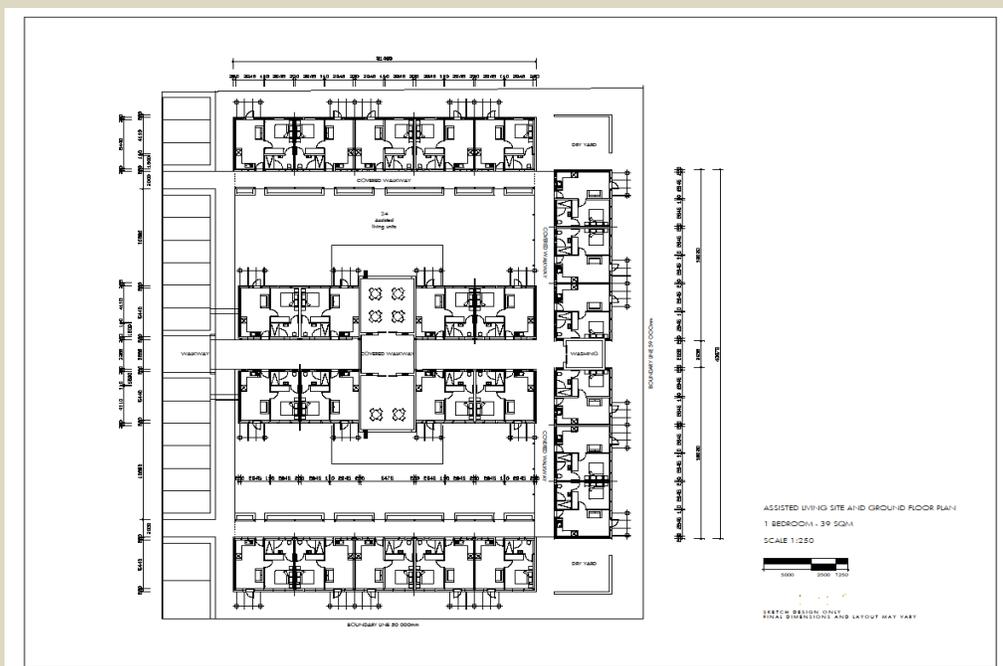


ASSISTED LIVING UNITS

In-between **Tulbagh** and **Ceres** lies **Wolseley**, perfectly positioned with the best of both worlds at its feet. It is here on the Tulbagh side of the town with beautiful unrestricted views on a beautiful farm setting that we have an amazing retirement investment offer on hand for both the investor as well as the retiree. Please visit www.goedevonden.co.za for more information.

24 Assisted Living Units

Selling at R590 000(excludes bank cost for bond registration)



WHY INVEST HERE?

1. On average assisted living units in retirement developments sell for between R700 000 – R950 000 per unit.
2. Sought after property to rent out, because of the high demand and quality tenant.
3. Sold sectional title, were these units are normally sold on a life right basis.
4. Surrounded by an entire retirement lifestyle development including Frail Care facilities.

***Average rental income from assisted living units range between R5000 - R8500 per month with a rental escalation of 7% per year and 7%+ on capital growth.**



A +-40m2 unit, includes a bedroom, en-suite bathroom with a shower, living area and kitchenette

GOOD RETURN ON INVESTMENT

FIVE YEAR; 7% ESCALATION SCENARIO WITH BOND FINANCING:

Rental income:	Current Bond repayment (8.5% int.) @ 0% deposit:	Yearly shortfall/surplus:	
Year one	R4800	R5120	R3840-
Year two	R5136	R5120	R192+
Year three	R5495.52	R5120	R4506.24+
Year Four	R5880.21	R5120	R9122.52+
Year Five	R6291.83	R5120	R14061.96+
TOTAL			R27882.72+
Capital growth over 5years @ 7% per year			R177506+
Total return <u>using bank finance</u> :			R205388.72+

FIVE YEAR; 7% ESCALATION SCENARIO WITH CASH FINANCING:

Rental income:			
Year one	R4800	x12	R57600
Year two	R5136	x12	R61632
Year three	R5495.52	x12	R65946.24
Year Four	R5880.21	x12	R70562.52
Year Five	R6291.83	x12	R75501.96
TOTAL			R331242.72
Capital growth over 5years @ 7% per year			R177506
Total return <u>using cash finance</u> :			R508748.72

Thus a 86% return on investment over five years = 17.2% return on investment per year.

VAN BILJON NURSING

- They are responsible for the management of Witzenberg Suites.
- They have a team of qualified nursing staff.
- They have taken their past 40 years experience and built packages to suite the residents needs.

Each individual has different requirements, before admission, residents are assessed by a senior member of the Van Biljon Nursing staff to ensure their needs are met.

Following this consultation, either a standard package A, B or C is selected, alternatively a more detailed care plan is put together in conjunction with the resident and staff.

The plan is reviewed as needs change, on a monthly basis.

An additional wide range of chargeable services can be provided by Van Biljon Nursing.

These may include nursing services, hairdressing and social outings for more detail contact Riana on crita@absamail.co.za

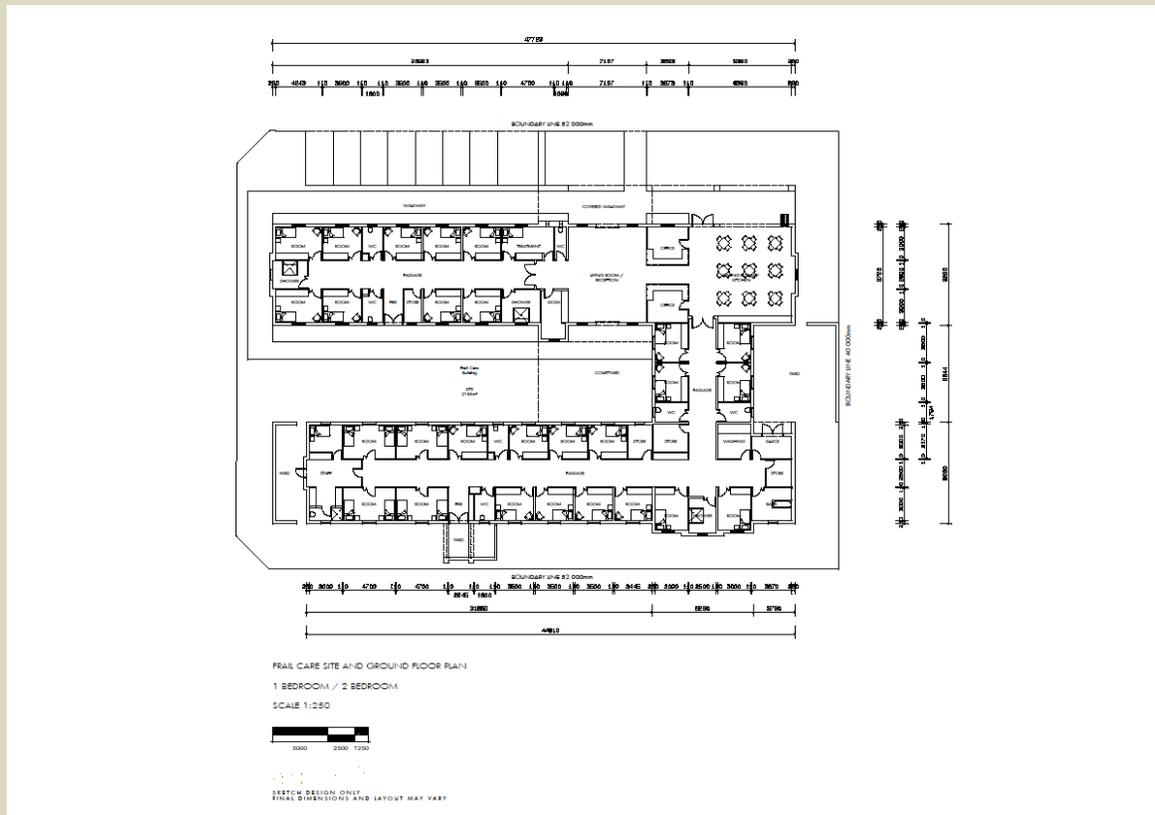
In the event of more specialized services required or in an emergency, an individual would need to be transferred to a hospital or frail-care with the suitable medical facilities on offer.

ADDITIONAL COST AND SERVICES

1. Levy for the owner/ owner resident on the sectional title: R400 per unit
General maintenance, insurance, garden services, etc
2. Each resident and/or tenant would be required to select one of the 3 packages provided – included as an additional attachment.

FRAIL CARE FACILITY

Witzenberg Suites is adjacent to the future frail care facility of Goedgevonden Village.



For more information please contact Corné on 0724886272 or

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