

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

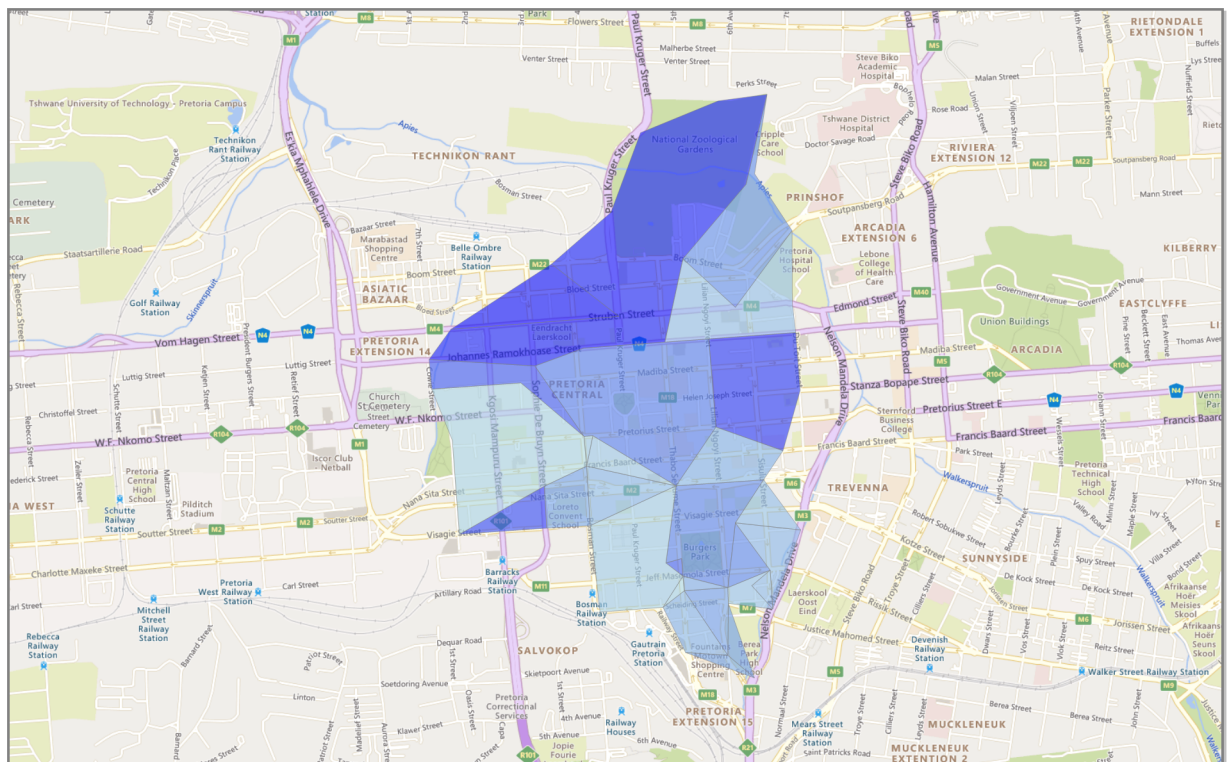
Pretoria Central, Pretoria, Gauteng

Generated by SAPIN

- 1 TPN Rental Payment Index and Goodstanding ratios
- 2 TPN Yield Information
- 3 TPN Rental Price Index and Price Distribution
- 4 Existing Property Demographics
- 5 Existing Household Demographics

Suburbs Selected

The below section provides you with an overview of the areas included in this report

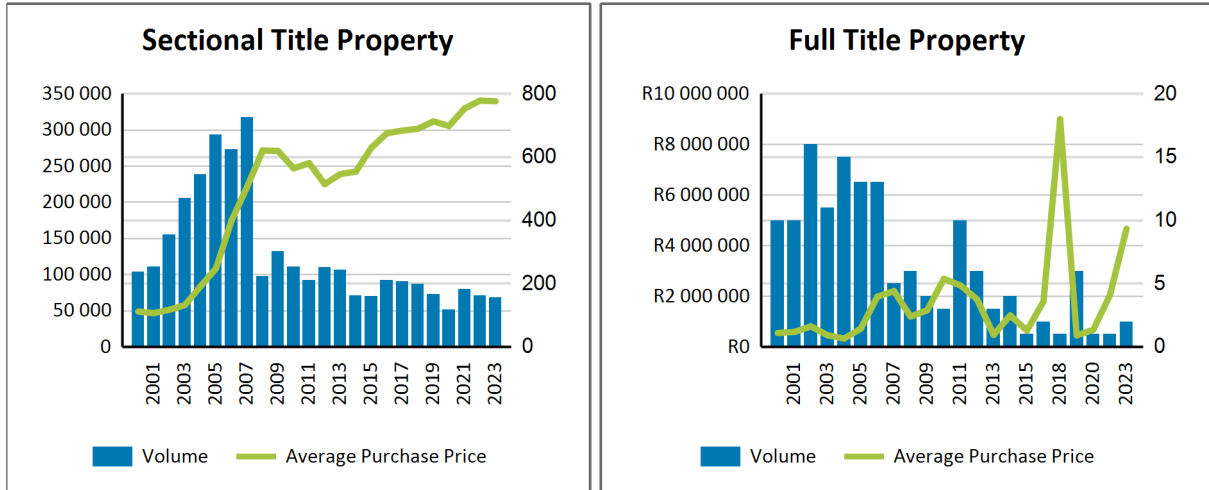


Pretoria Central, Pretoria, Gauteng



Property Transactions

The section below provides you with an indication of purchase price and volume trends within the area.

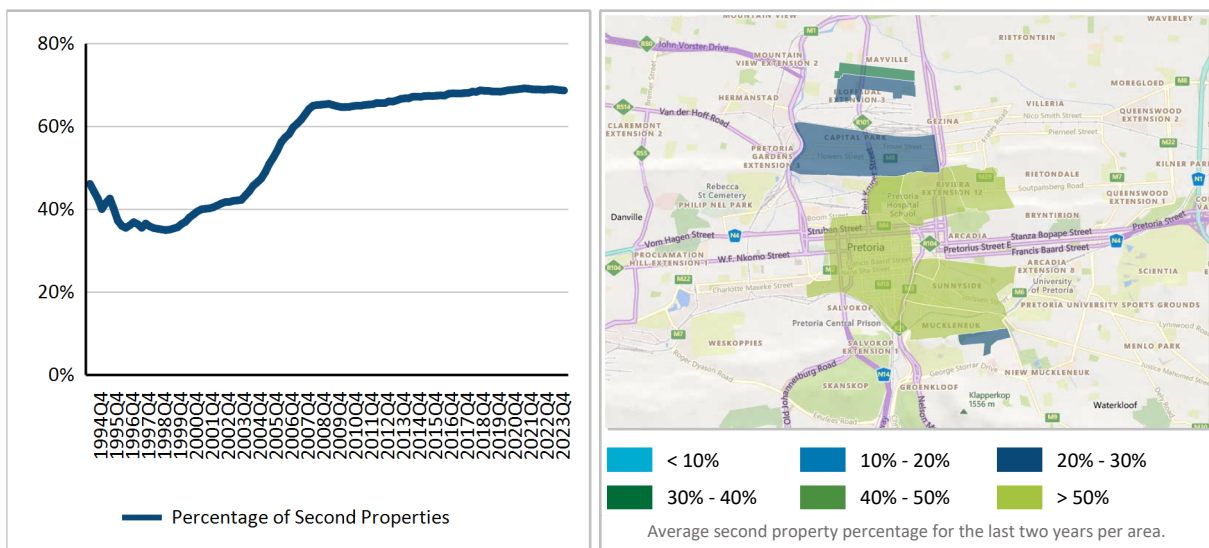


Source: Deeds Office



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.

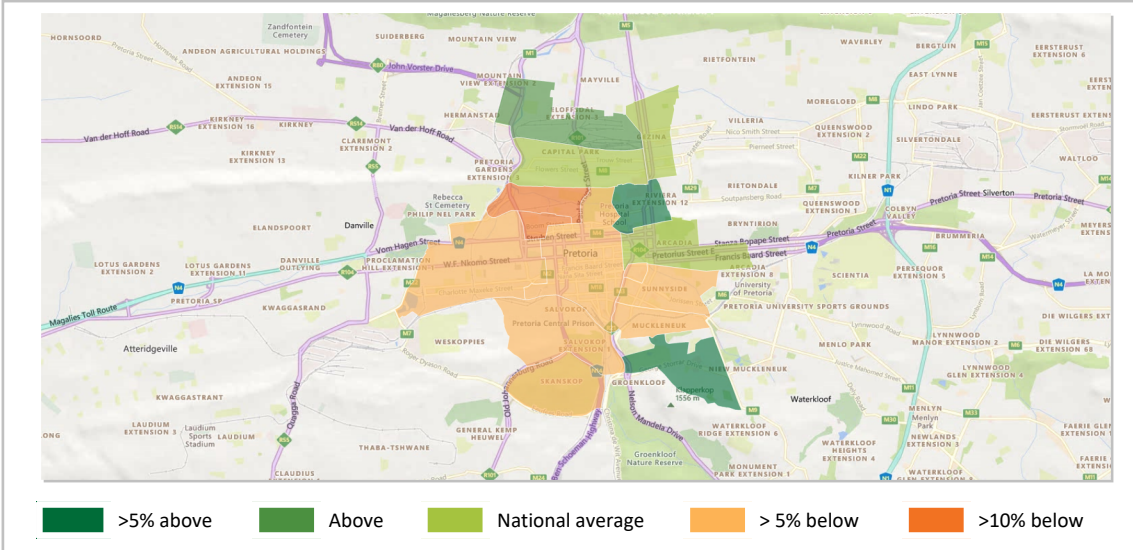


Source: Deeds Office



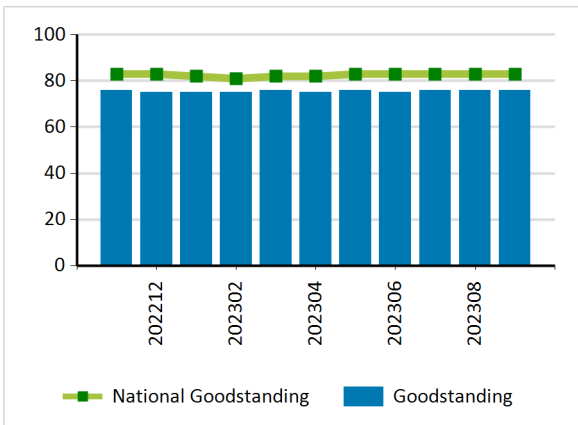
Rental Payment Index

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



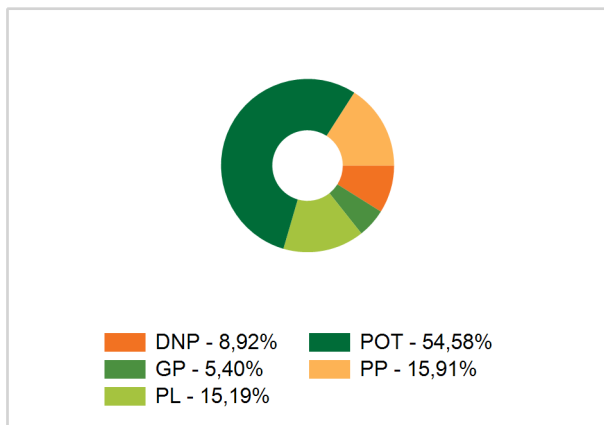
Goodstanding Ratio

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)	54,58%	65,09%	67,56%
Grace period (GP)	5,40%	4,91%	4,37%
Paid late (PL)	15,19%	12,51%	11,44%
Partial payment (PP)	15,91%	11,47%	10,98%
Did not pay (DNP)	8,92%	6,02%	5,65%
GoodStanding (POT+GP+PL)	75,17%	82,51%	83,37%

Source: TPN Credit Bureau

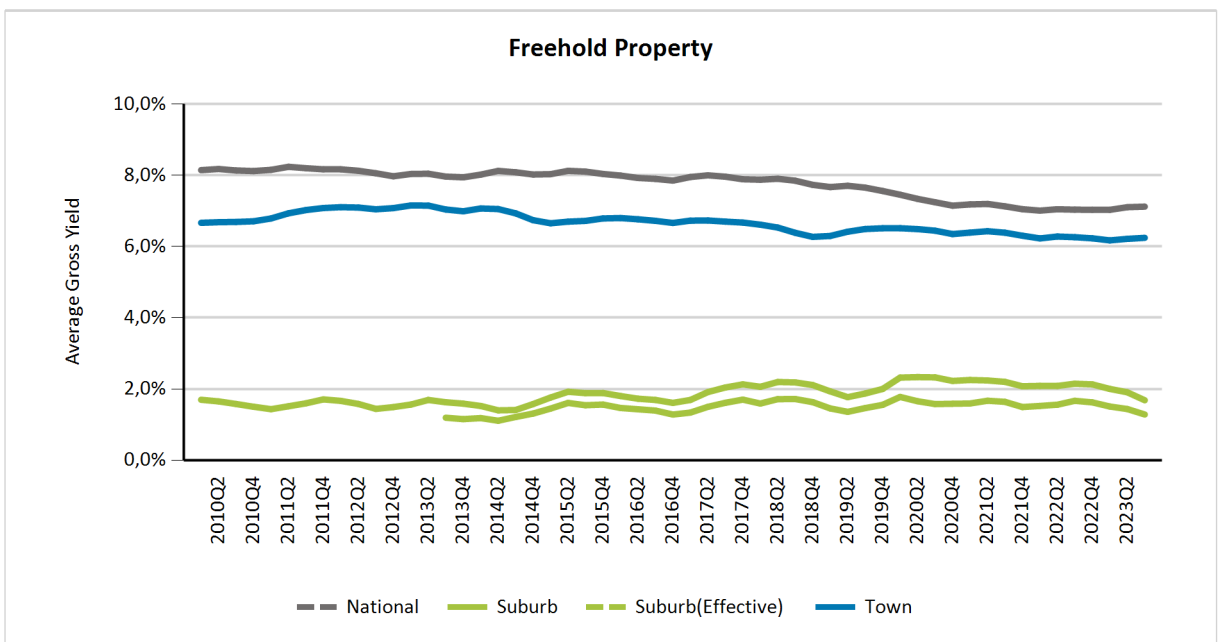
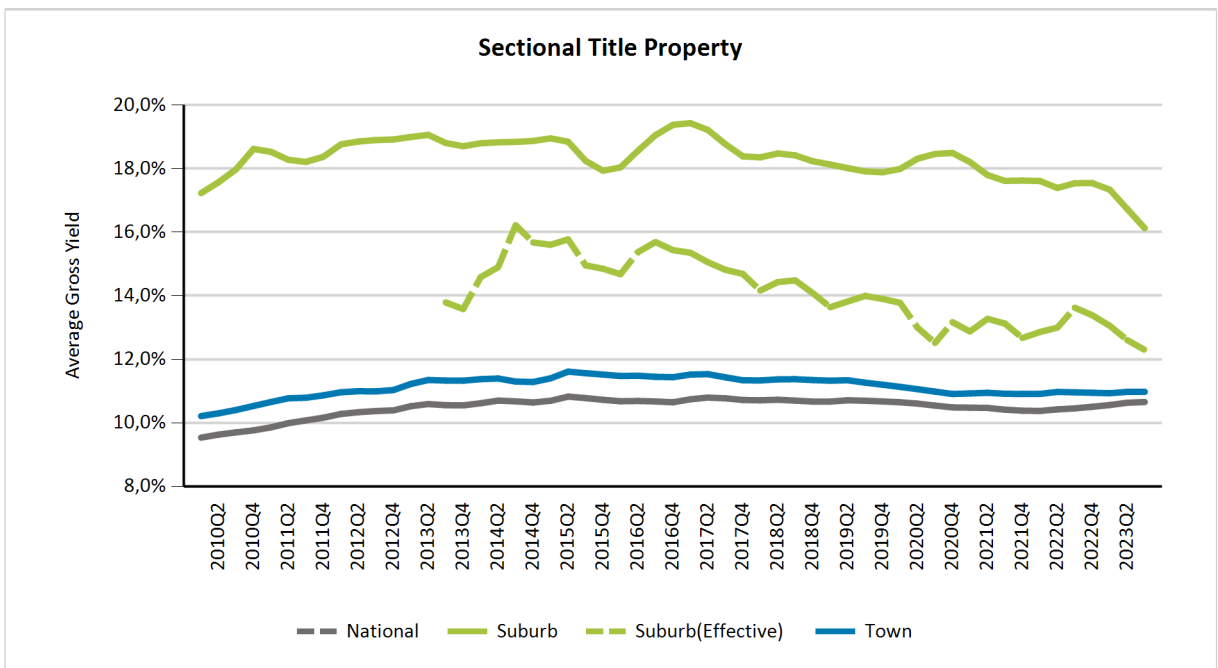


Residential Yield

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.

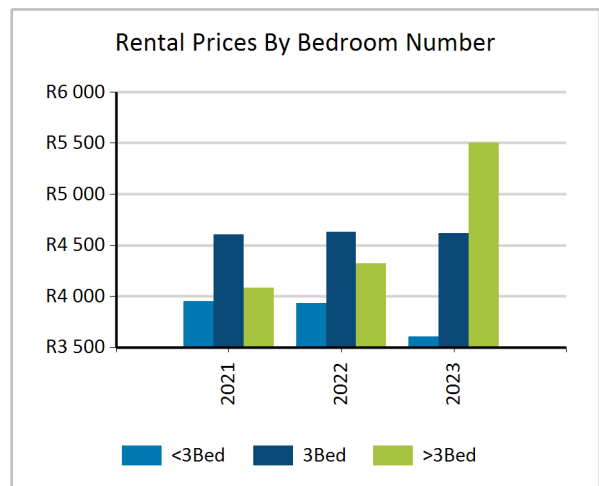
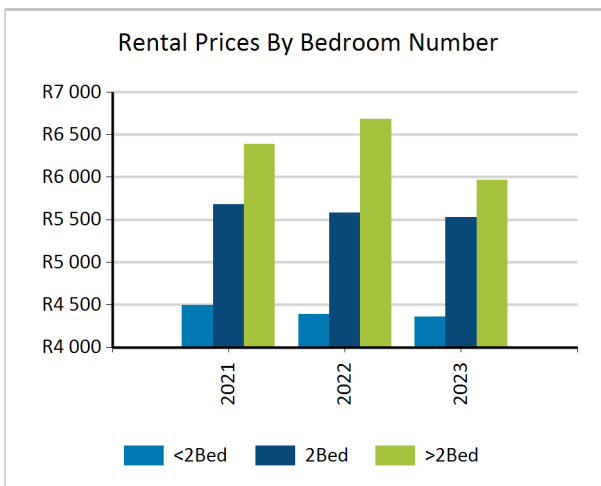
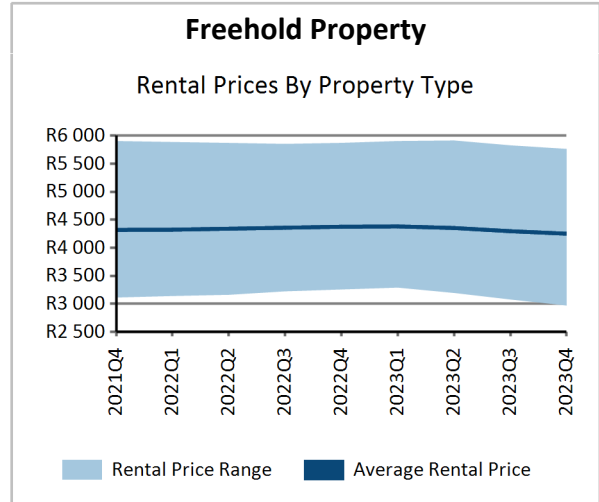
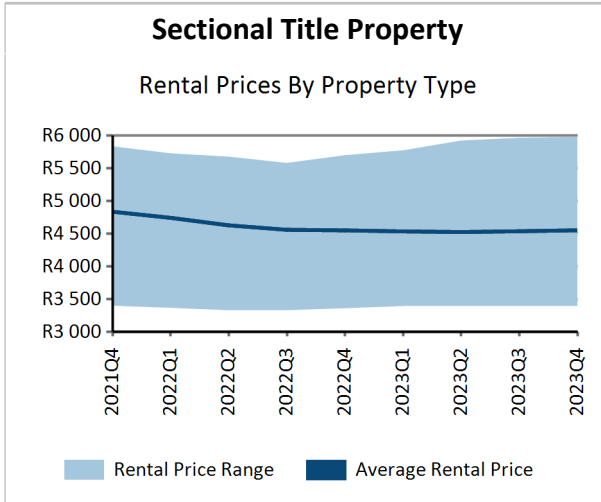


Source: TPN Credit Bureau



Rental Price Trends

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



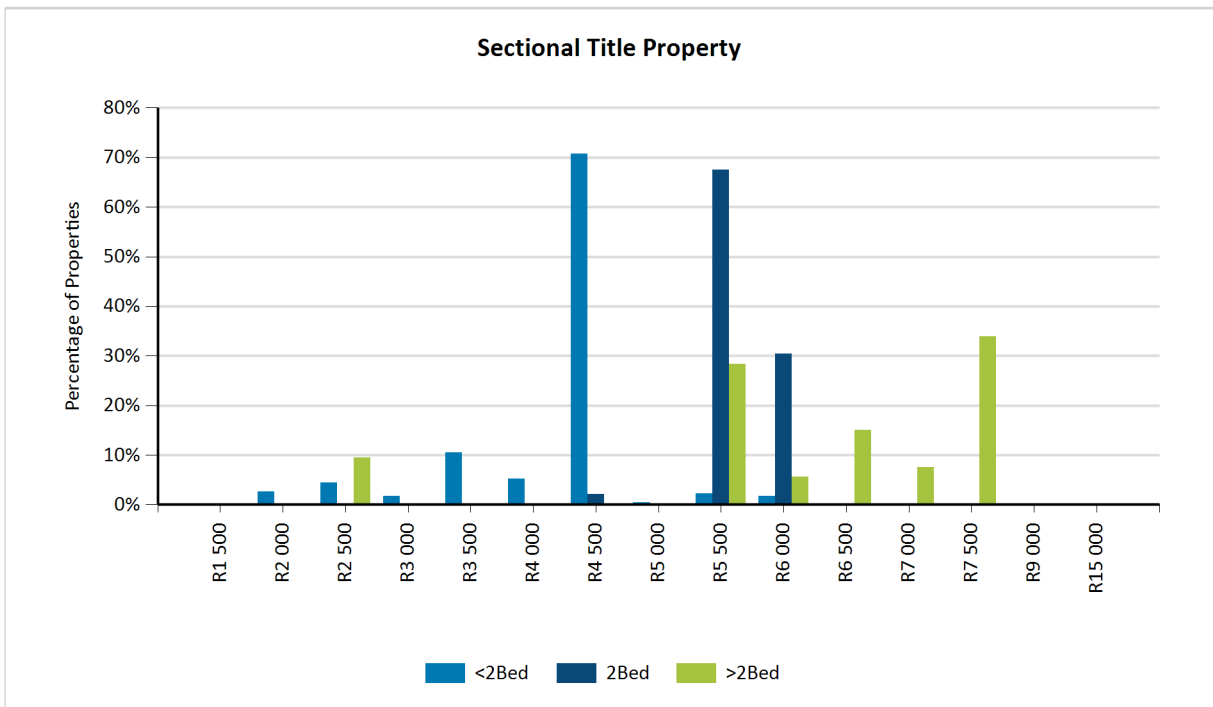
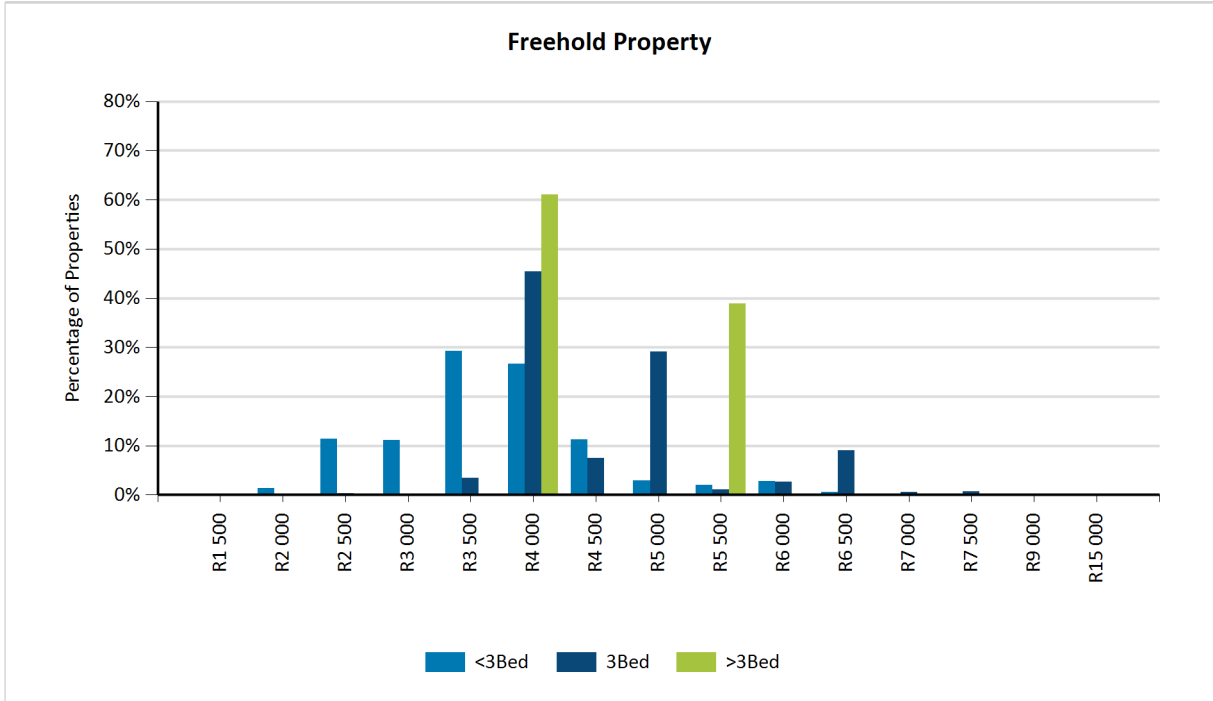
Bedroom Number	Year	Market Low	Average Rental	Market High
<2Bed	2021	R3 500	R4 495	R4 700
	2022	R3 500	R4 392	R4 700
	2023	R3 400	R4 358	R4 700
2Bed	2021	R5 350	R5 680	R6 400
	2022	R5 350	R5 583	R6 050
	2023	R5 350	R5 526	R6 050
>2Bed	2021	R5 450	R6 391	R7 030
	2022	R5 450	R6 682	R7 500
	2023	R2 500	R5 964	R7 500

Bedroom Number	Year	Market Low	Average Rental	Market High
<3Bed	2021	R3 000	R3 950	R4 850
	2022	R3 000	R3 933	R4 900
	2023	R2 600	R3 606	R4 650
3Bed	2021	R3 800	R4 603	R6 000
	2022	R3 800	R4 629	R6 360
	2023	R3 950	R4 617	R6 050
>3Bed	2021	R3 933	R4 084	R4 134
	2022	R3 933	R4 321	R5 500
	2023	R5 500	R5 500	R5 500



Rental Price Distribution

Overview of the rental price bracket distribution for the specified area



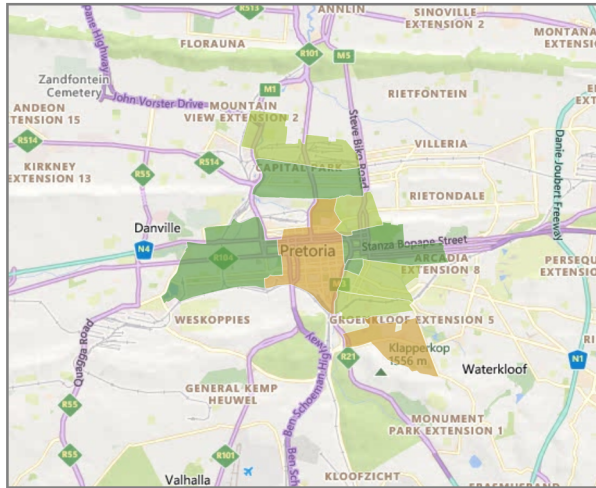
Source: TPN Credit Bureau



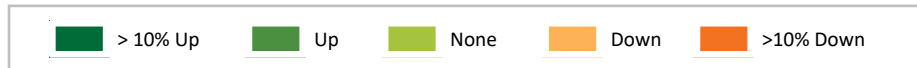
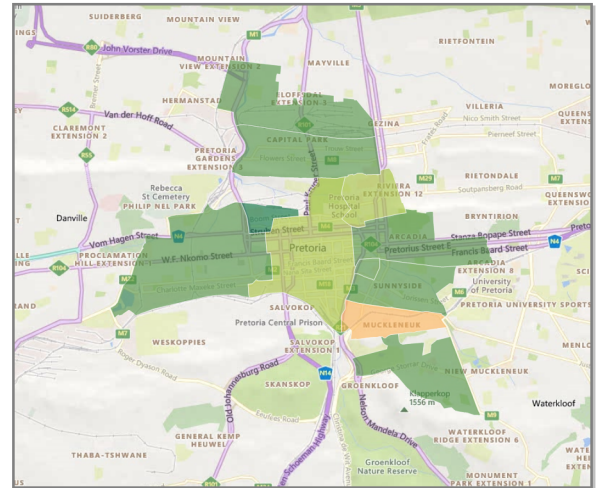
Rental Price Index

Overview of the rental increase / decrease trends for the specified area and surrounds

Sectional Title Property



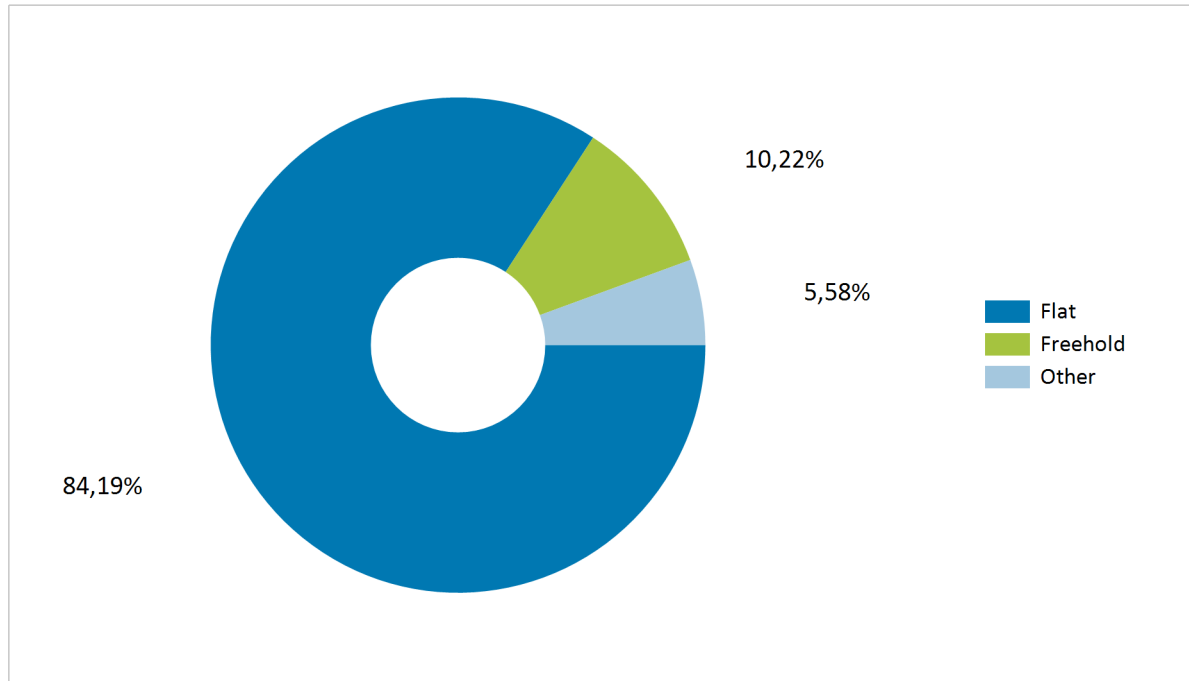
Freehold Property





Property Types

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



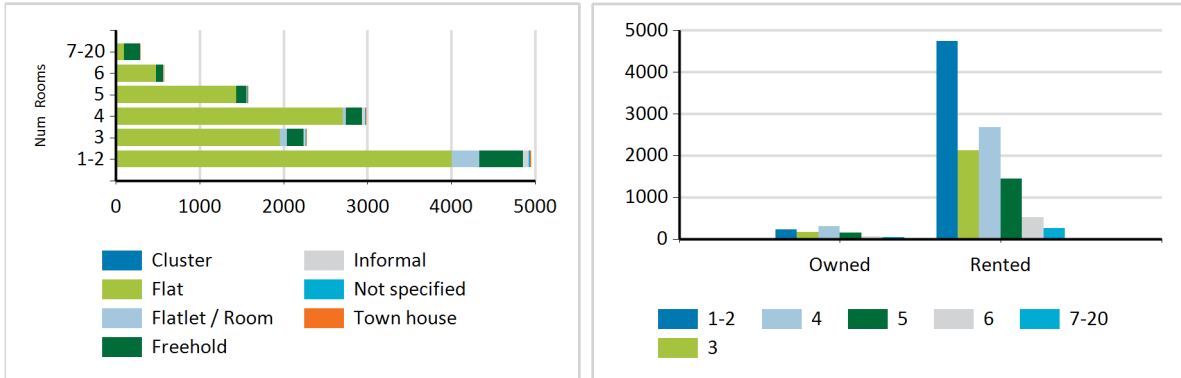
	All Properties	All Properties (%)	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Other	165	1,30%		81	30	33	15	6	
Owned/Bonded	378	2,98%		339		36	3		
Owned/PaidOff	381	3,01%	3	330	3	39	6		
Rented	11 754	92,71%	15	9 924	420	1 188	126	30	51
Total	12 678	100 %	18	10 674	453	1 296	150	36	51

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]



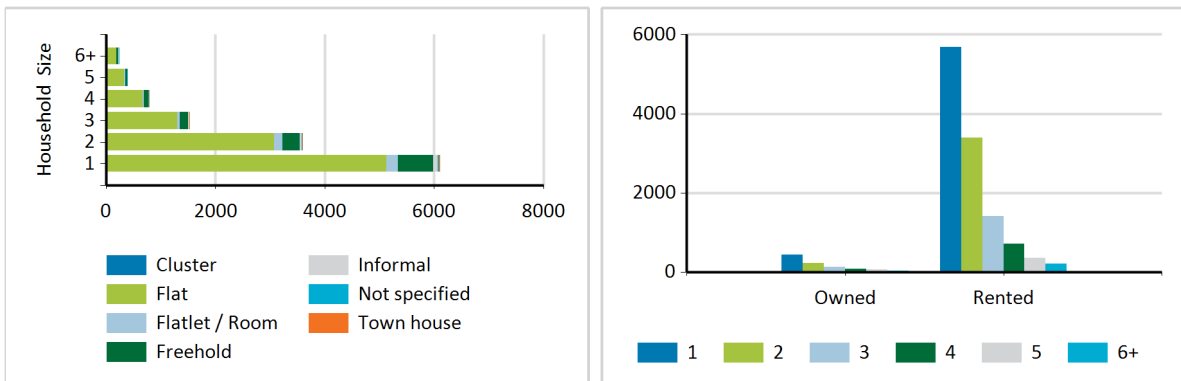
Number of Rooms	All Properties	Rental Properties	Freehold	Informal	Flat	Cluster	Town house	Flatlet / Room	Not specified
1-2	39,12%	40,33%	519	75	4 002	6	21	327	9
3	17,98%	17,99%	201	21	1 956	3	9	81	9
4	23,57%	22,84%	192	33	2 703	6	9	39	6
5	12,49%	12,25%	117	12	1 434	3	6	3	9
6	4,52%	4,36%	78	9	480		3	3	
7-20	2,32%	2,22%	189		99		3		3

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



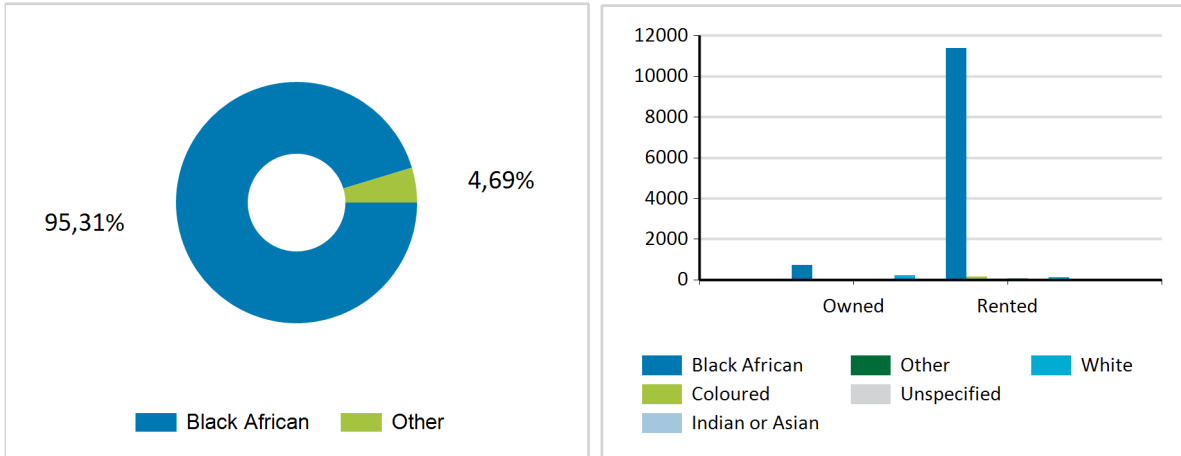
Household size	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
1	48,22%	48,38%	15	5 115	213	648	81	21	18
2	28,43%	28,81%	3	3 078	147	321	33	6	15
3	12,14%	12,03%		1 302	51	156	15	6	9
4	6,23%	6,05%	6	660	24	81	9	3	6
5	3,13%	2,94%		333	18	39	3	3	
6+	1,85%	1,79%		183	6	39	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



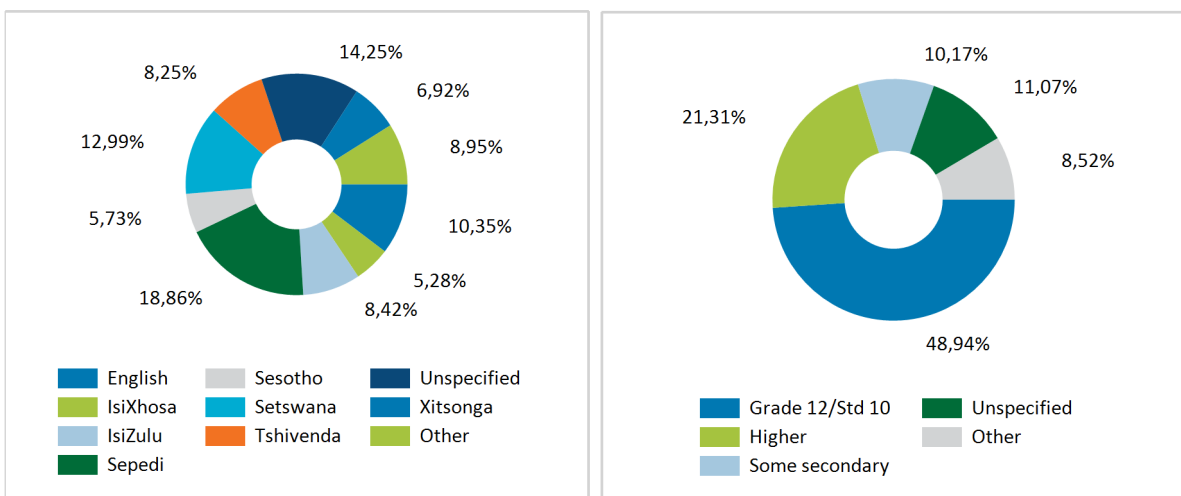
Population Group	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Black African	95,31%	96,78%	12	10 188	432	1 215	147	36	48
Coloured	1,21%	1,25%		138	3	9			3
Indian or Asian	0,50%	0,49%	3	36	9	15			
Other	0,36%	0,38%		36	3	6			
Unspecified	0,00%	0,00%							
White	2,63%	1,10%	6	282	6	39			
Total	100 %	100 %	21	10 680	453	1 284	147	36	51

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

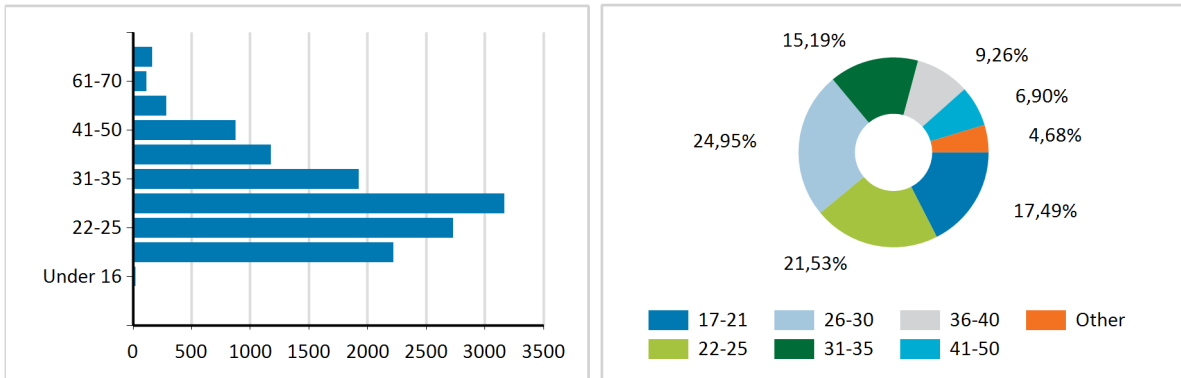


Source: 2011 Census data - Statistics South Africa



Household Head Age

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



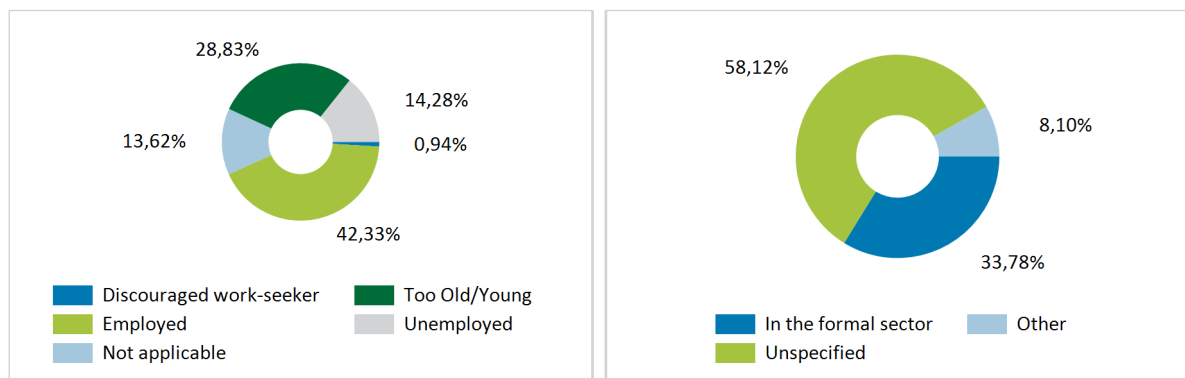
Age of Household head	All Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Not supplied	0,00%							
Under 16	0,19%		21		3			
17-21	17,49%	6	1 902	72	189	36	3	12
22-25	21,53%		2 313	99	273	27	12	9
26-30	24,95%	3	2 676	102	327	39	6	15
31-35	15,19%	3	1 647	66	177	21	6	9
36-40	9,26%	3	963	51	138	15	3	3
41-50	6,90%		717	51	90	12	3	3
51-60	2,27%		198	18	63	3	3	3
61-70	0,92%	3	87	6	18	3		
70+	1,30%		153		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



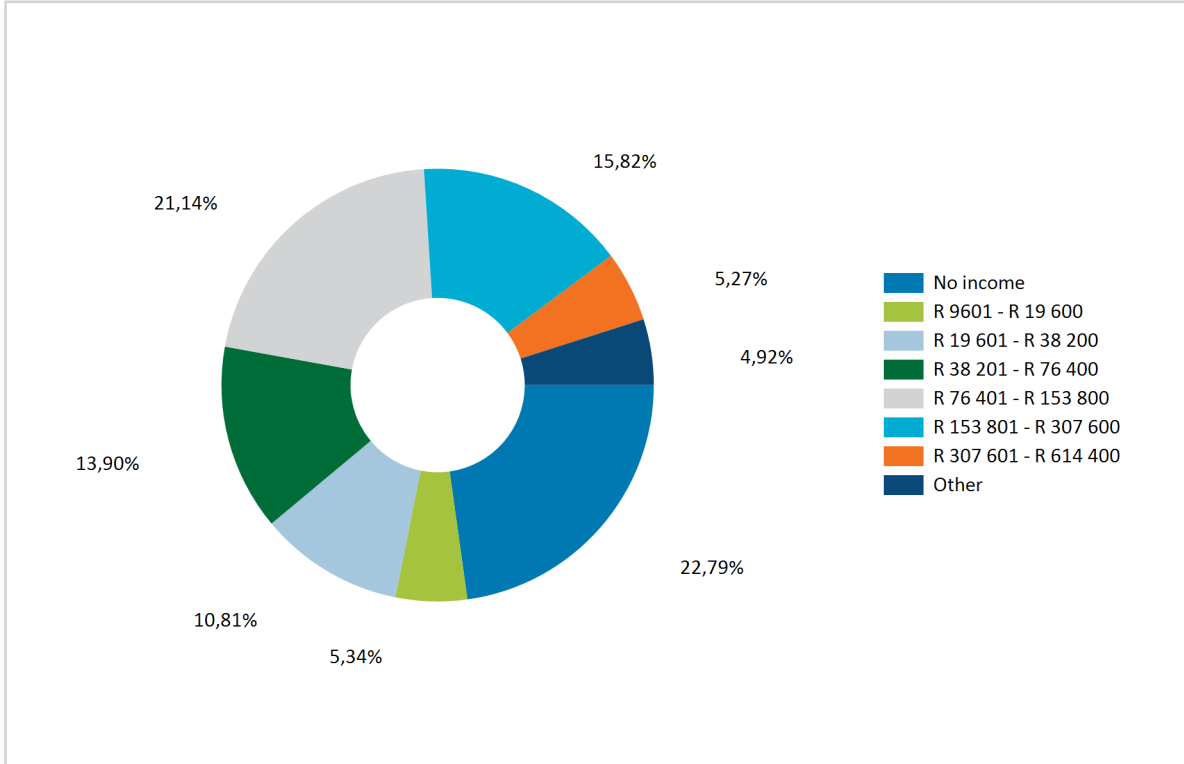
Sector Type	Discouraged work-seeker	Employed	Not applicable	Too Old/Young	Unemployed	Total
In the formal sector		11 097	42			33,78%
In the informal sector		1 206	6			3,68%
Private household		1 452	6			4,42%
Unspecified	309	201	4 437	9 507	4 710	58,12%

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	22,79%	23,81%		2 415	84	333	45	9	6
R 1 - R 4800	1,28%	1,28%		138	6	9	9		
R 4801 - R 9600	2,10%	2,09%		204	12	39	3	6	3
R 9601 - R 19 600	5,34%	5,38%	3	528	45	81	15	3	3
R 19 601 - R 38 200	10,81%	11,02%	6	1 119	75	141	18	9	3
R 38 201 - R 76 400	13,90%	14,11%		1 494	66	177	18	3	6
R 76 401 - R 153 800	21,14%	20,95%	3	2 319	90	231	21	6	12
R 153 801 - R 307 600	15,82%	15,18%	6	1 719	63	195	12	3	9
R 307 601 - R 614 400	5,27%	4,80%	3	573	24	54	9		6
R 614 001 - R 1 228 800	0,80%	0,66%		84	3	15			
R 1 228 801 - R 2 457 600	0,43%	0,41%		51		3			
R 2 457 601 or more	0,31%	0,31%		33	3				3
Unspecified	0,00%	0,00%							

Source: 2011 Census data - Statistics South Africa



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