

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

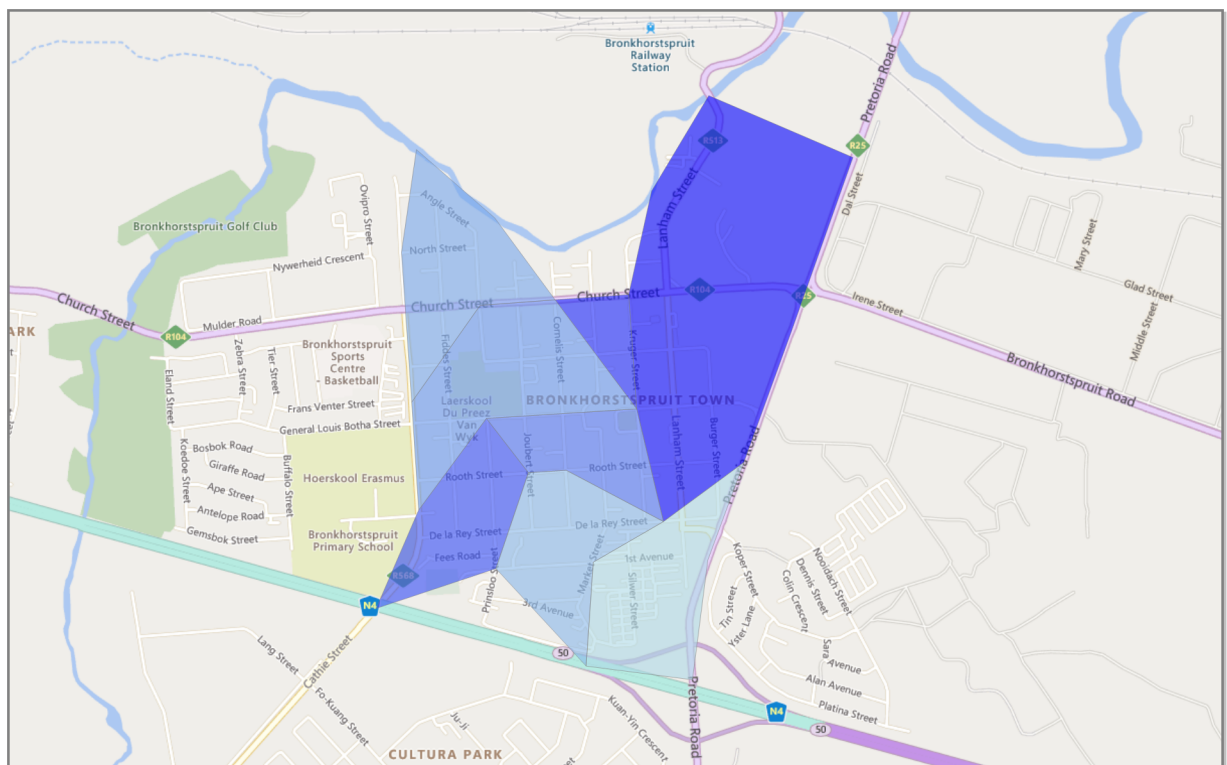
Bronkhorstspuit SP, Bronkhorstspuit, Gauteng

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- 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

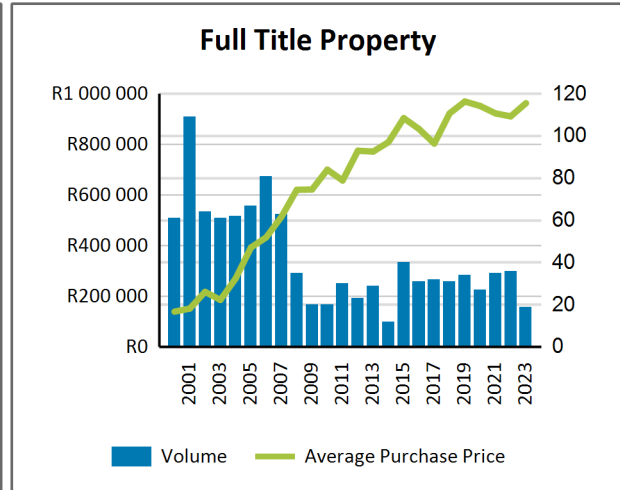
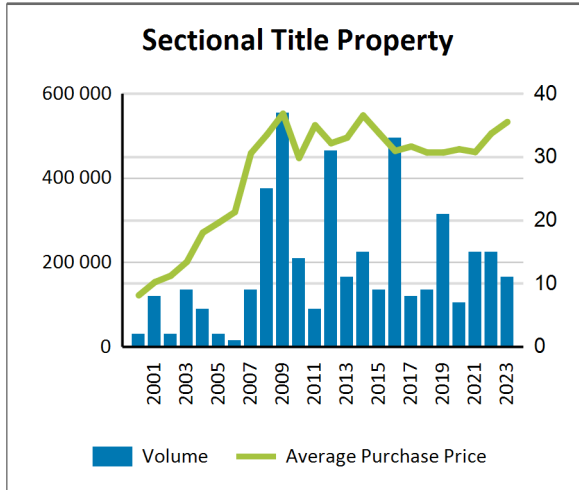


Bronkhorstspuit SP, Bronkhorstspuit, Gauteng



Property Transactions

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

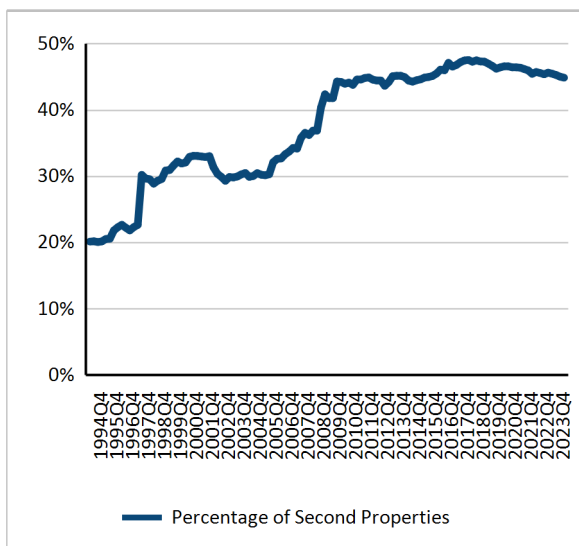


Source: Deeds Office

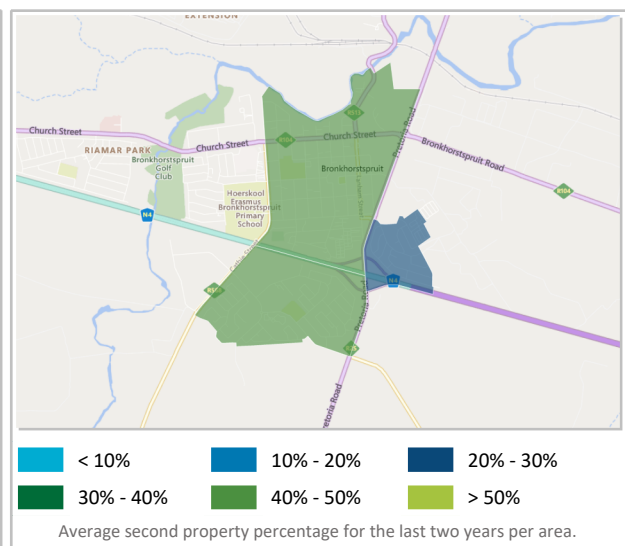


Investment Properties

The below section provides you with an indication of the ratio of primary residences and investment properties at a given point in time.



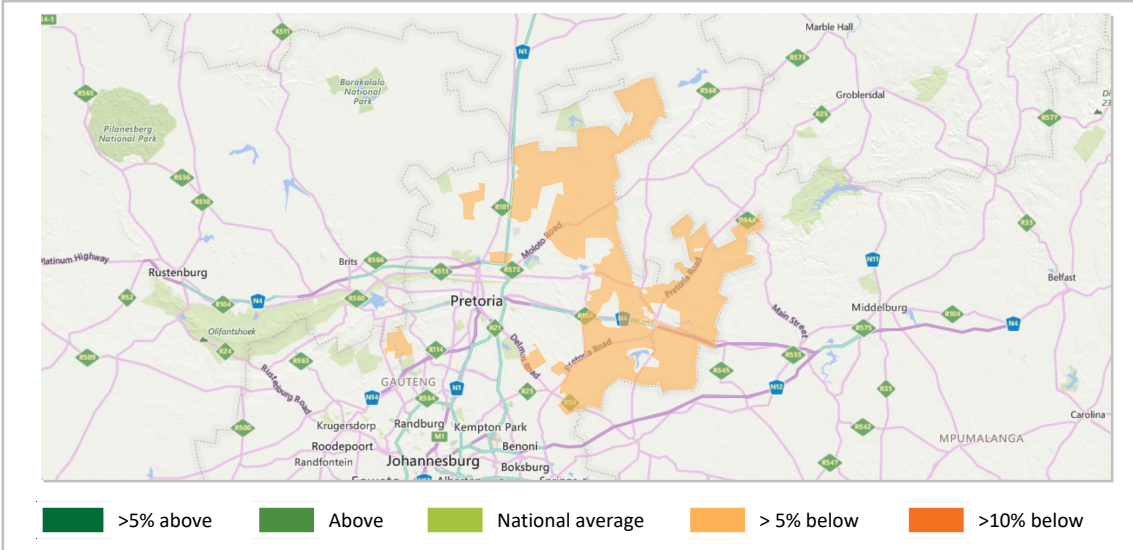
Source: Deeds Office





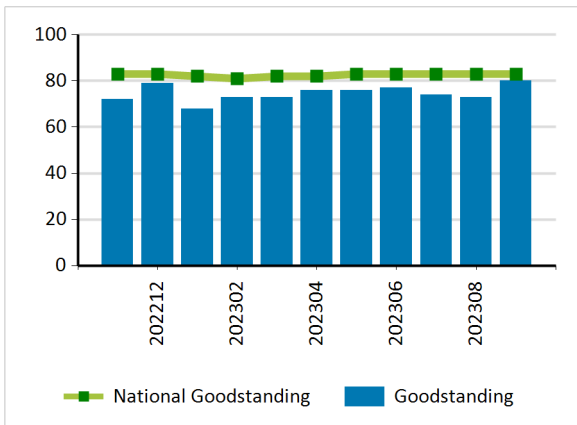
Rental Payment Index

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



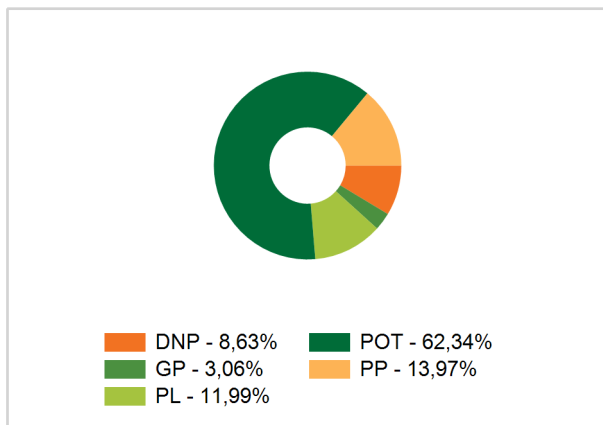
Goodstanding Ratio

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)	62,34%	65,09%	67,56%
Grace period (GP)	3,06%	4,91%	4,37%
Paid late (PL)	11,99%	12,51%	11,44%
Partial payment (PP)	13,97%	11,47%	10,98%
Did not pay (DNP)	8,63%	6,02%	5,65%
GoodStanding (POT+GP+PL)	77,39%	82,51%	83,37%

Source: TPN Credit Bureau

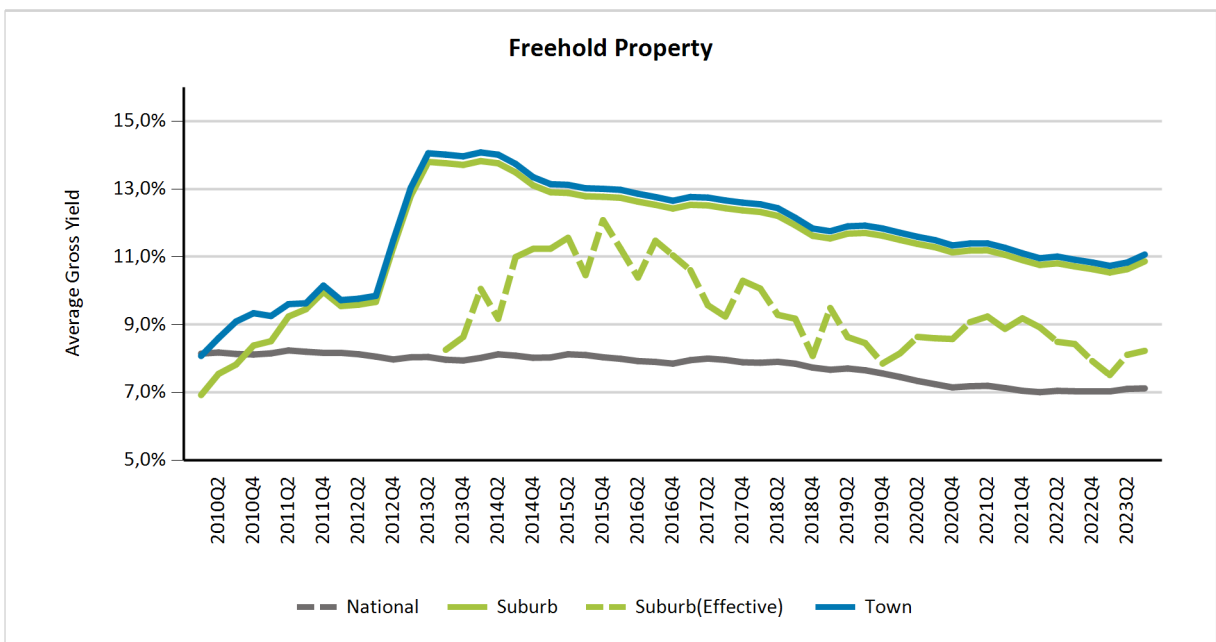
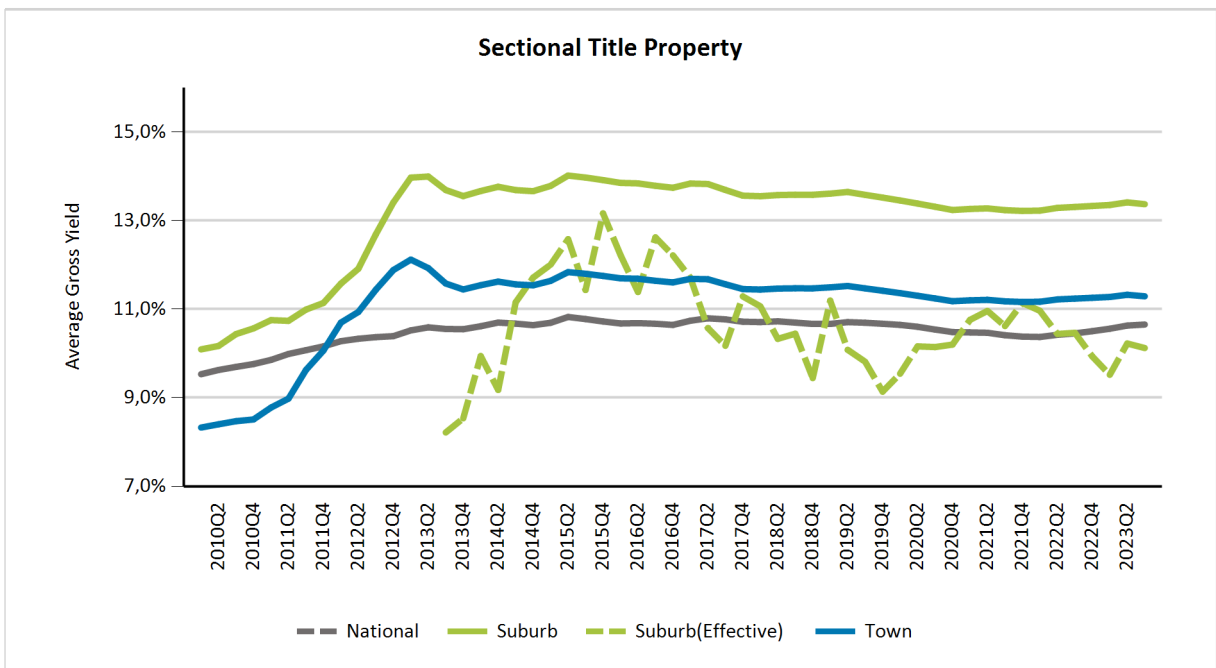


Residential Yield

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.

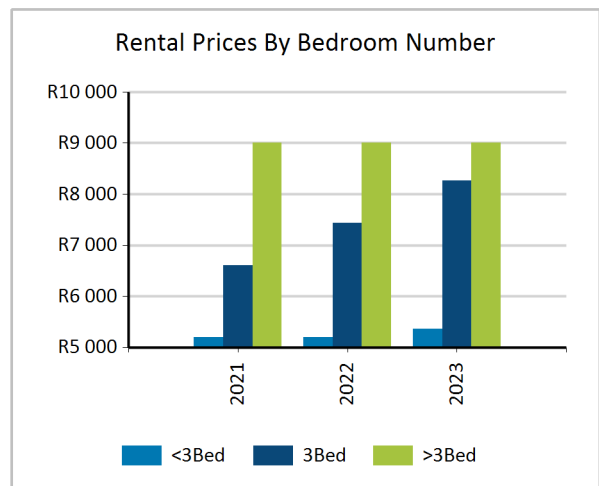
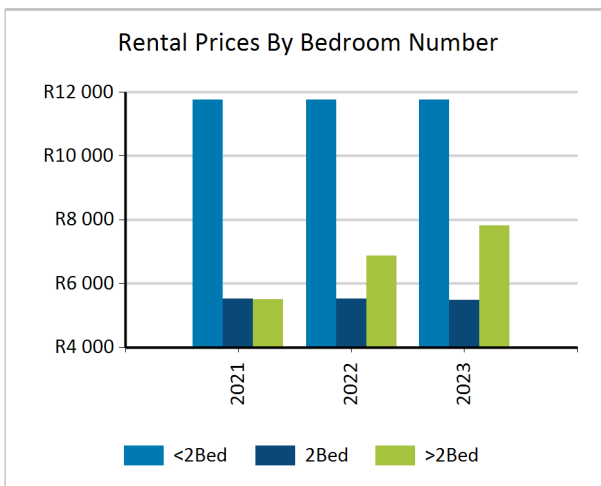
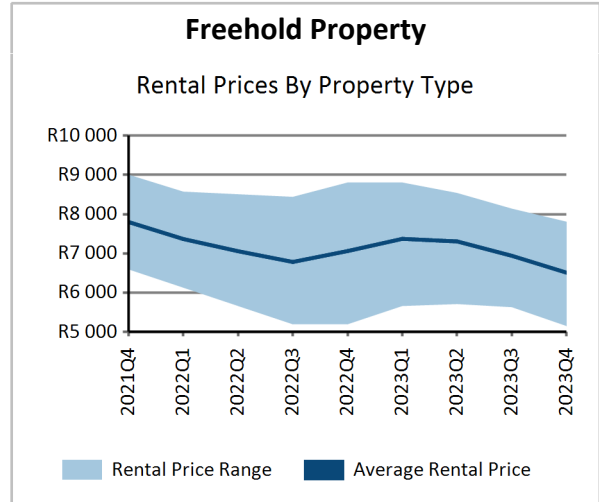
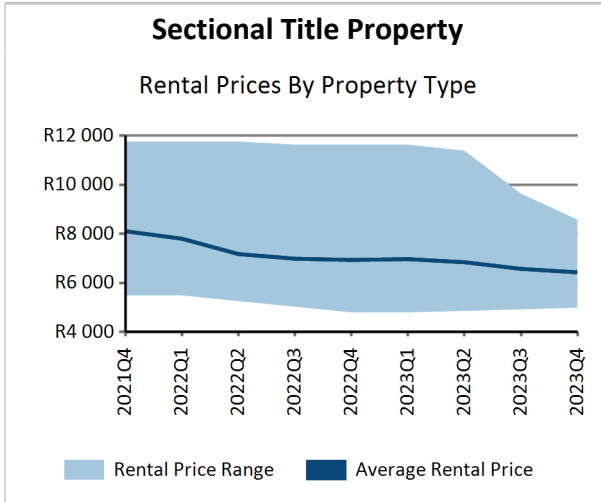


Source: TPN Credit Bureau



Rental Price Trends

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



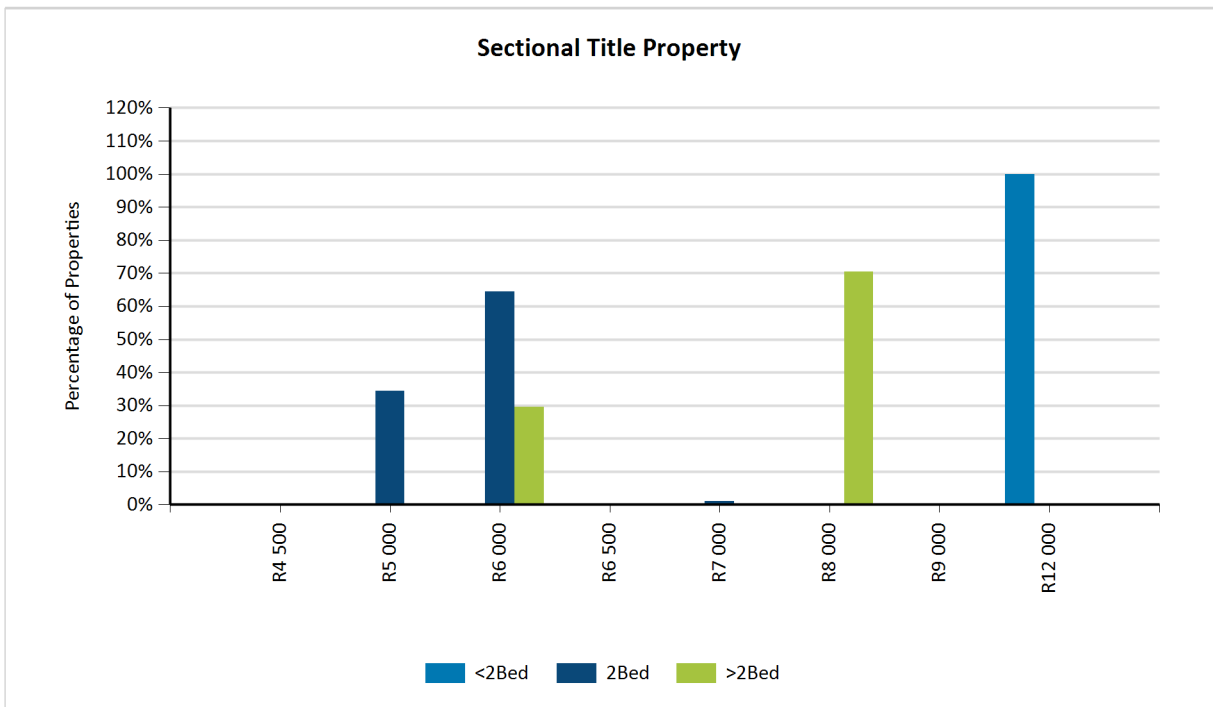
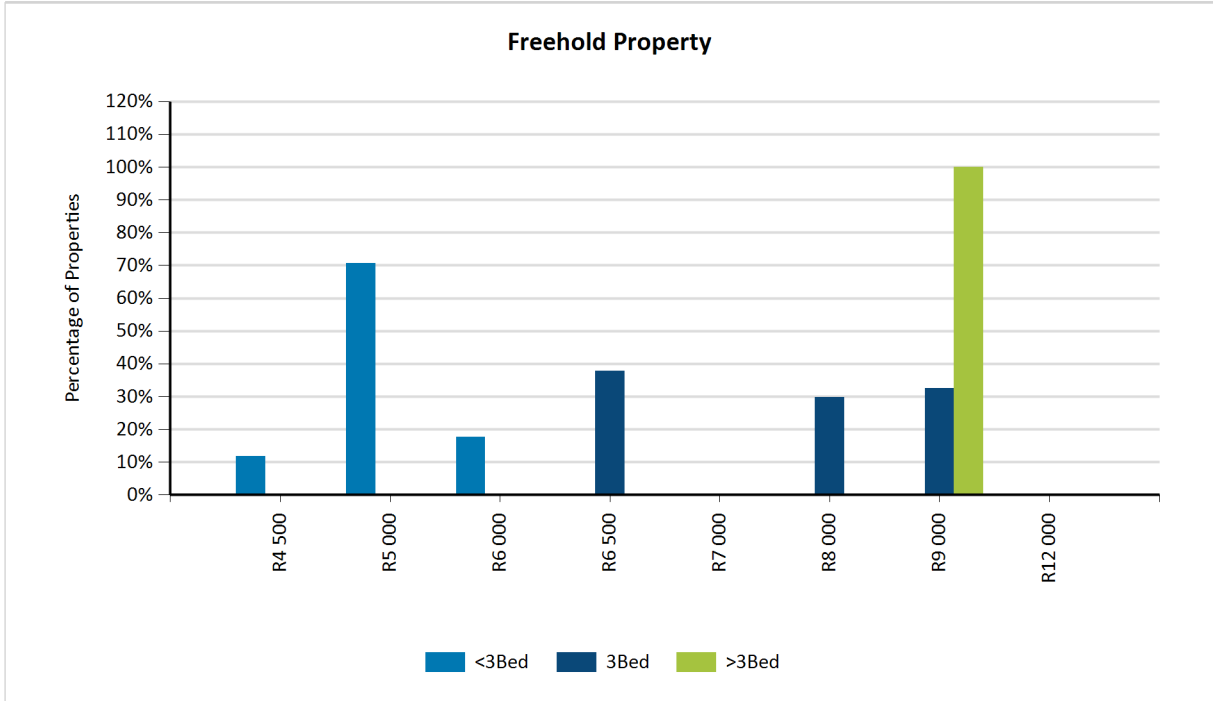
Bedroom Number	Year	Market Low	Average Rental	Market High
<2Bed	2021	R11 750	R11 750	R11 750
	2022	R11 750	R11 750	R11 750
	2023	R11 750	R11 750	R11 750
2Bed	2021	R4 800	R5 529	R5 900
	2022	R4 800	R5 529	R5 900
	2023	R4 820	R5 488	R6 000
>2Bed	2021	R5 500	R5 500	R5 500
	2022	R5 500	R6 864	R8 000
	2023	R8 000	R7 821	R8 000

Bedroom Number	Year	Market Low	Average Rental	Market High
<3Bed	2021	R5 200	R5 200	R5 200
	2022	R5 200	R5 200	R5 200
	2023	R4 700	R5 356	R6 000
3Bed	2021	R6 600	R6 600	R6 600
	2022	R6 600	R7 440	R8 800
	2023	R8 000	R8 267	R8 800
>3Bed	2021	R9 000	R9 000	R9 000
	2022	R9 000	R9 000	R9 000
	2023	R9 000	R9 000	R9 000



Rental Price Distribution

Overview of the rental price bracket distribution for the specified area



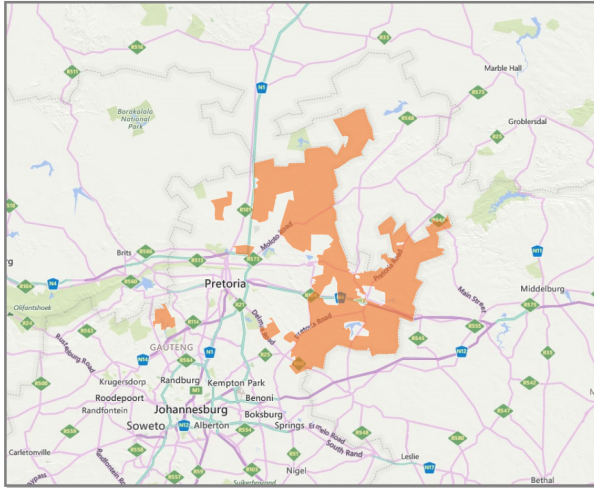
Source: TPN Credit Bureau



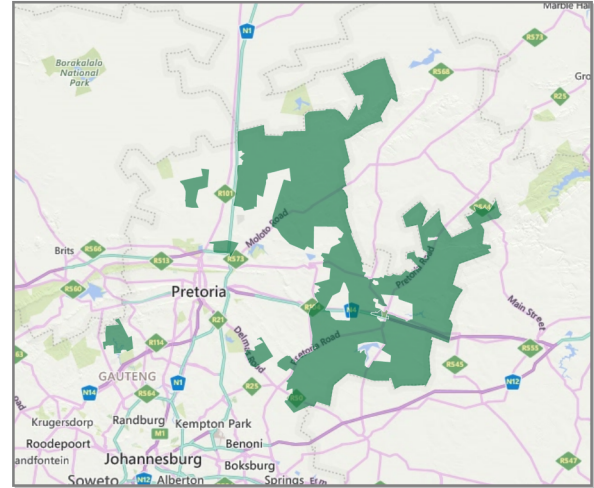
Rental Price Index

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

Sectional Title Property



Freehold Property

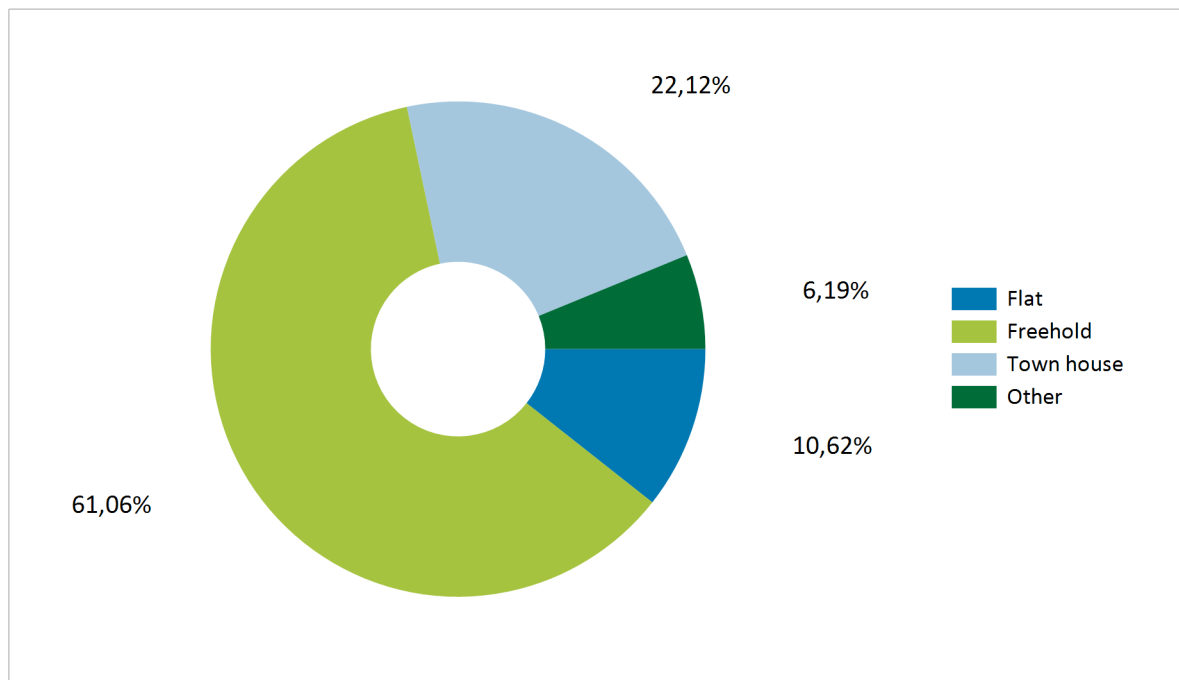


> 10% Up
 Up
 None
 Down
 >10% Down



Property Types

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



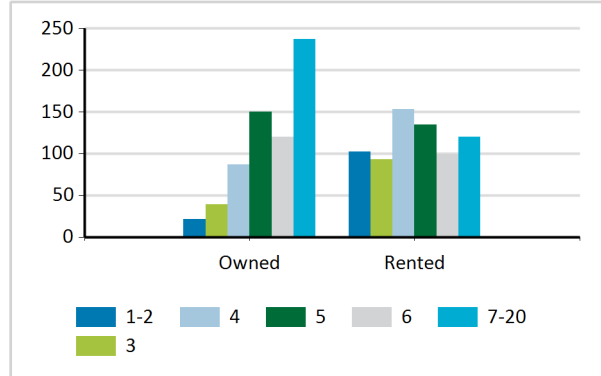
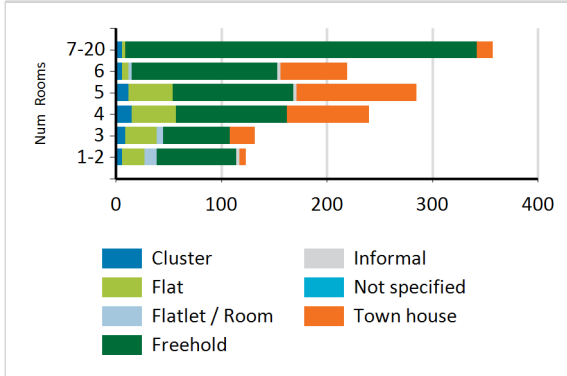
	All Properties	All Properties (%)	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Other	102	7,52%	3	15	3	66			15
Owned/Bonded	231	17,04%	3	6	3	192	3		24
Owned/PaidOff	321	23,67%	3	18		168			132
Rented	702	51,77%	45	105	15	402	6		129
Total	1 356	100 %	54	144	21	828	9		300

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]



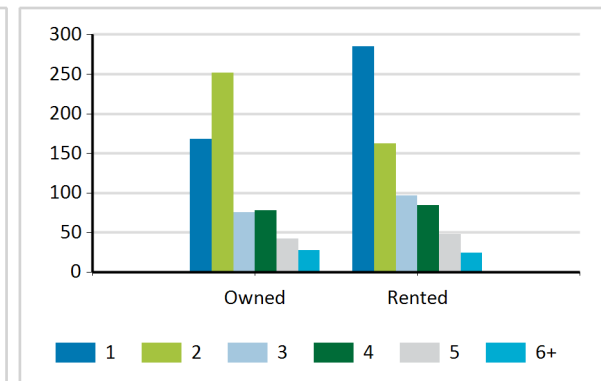
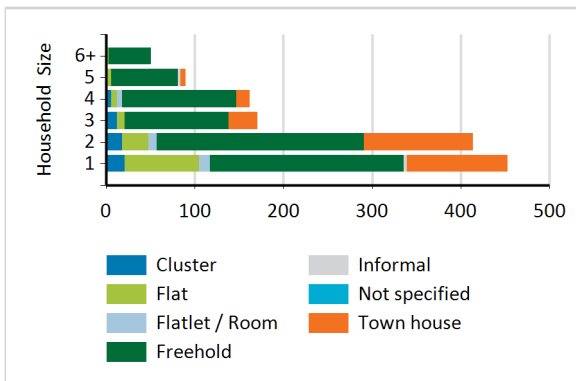
Number of Rooms	All Properties	Rental Properties	Freehold	Informal	Flat	Cluster	Town house	Flatlet / Room	Not specified
1-2	9,07%	14,53%	75	3	21	6	6	12	
3	9,73%	13,25%	63		30	9	24	6	
4	17,70%	21,79%	105		42	15	78		
5	21,02%	19,23%	114	3	42	12	114		
6	16,15%	14,10%	138	3	6	6	63	3	
7-20	26,33%	17,09%	333		3	6	15		

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



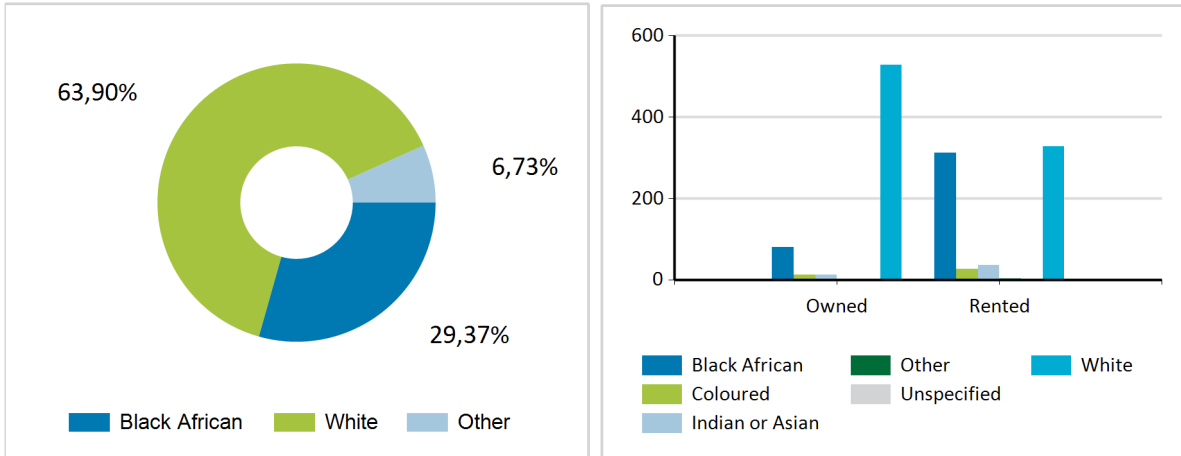
Household size	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
1	33,78%	40,77%	21	84	12	219	3		114
2	30,87%	23,18%	18	30	9	234			123
3	12,75%	13,73%	12	9		117			33
4	12,08%	12,02%	6	6	6	129			15
5	6,71%	6,87%		6		75	3		6
6+	3,80%	3,43%		3		48			

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



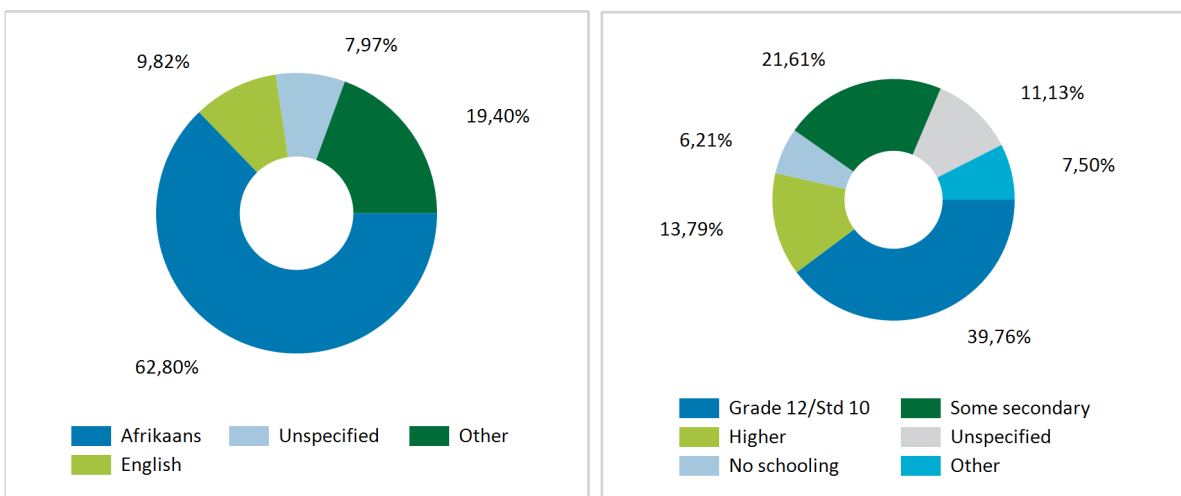
Population Group	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Black African	29,37%	44,26%	24	78	15	231	3		42
Coloured	2,91%	3,83%		6		18			15
Indian or Asian	3,59%	5,11%	3	9		33			3
Other	0,22%	0,43%				3			
Unspecified	0,00%	0,00%							
White	63,90%	46,38%	27	54	15	522	3		234
Total	100 %	100 %	54	147	30	807	6		294

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

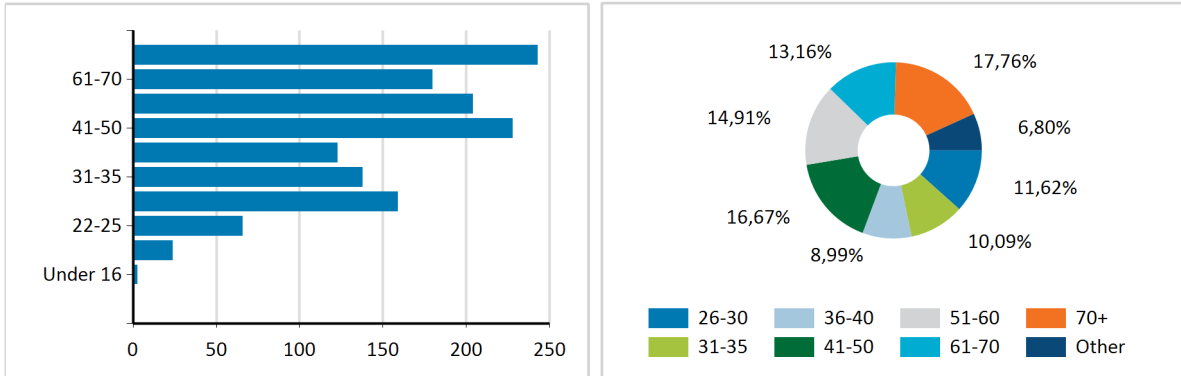


Source: 2011 Census data - Statistics South Africa



Household Head Age

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



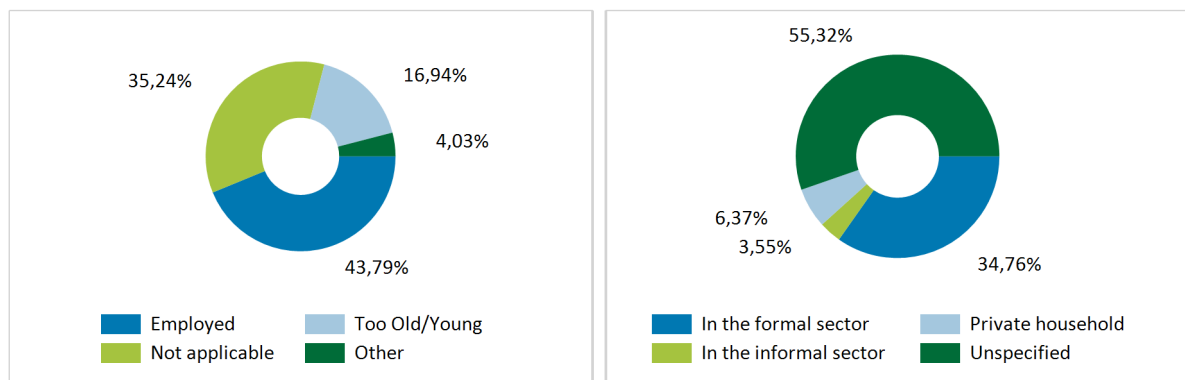
Age of Household head	All Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Not supplied	0,00%							
Under 16	0,22%				3			
17-21	1,75%	3	6	3	9			3
22-25	4,82%	3	15	3	36			9
26-30	11,62%	15	24		90			30
31-35	10,09%	12	21	3	87			15
36-40	8,99%	3	12	3	84			21
41-50	16,67%	9	24	12	159			24
51-60	14,91%	3	15	3	144	3		36
61-70	13,16%	6	18	6	108			42
70+	17,76%	12	12		99	3		117

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



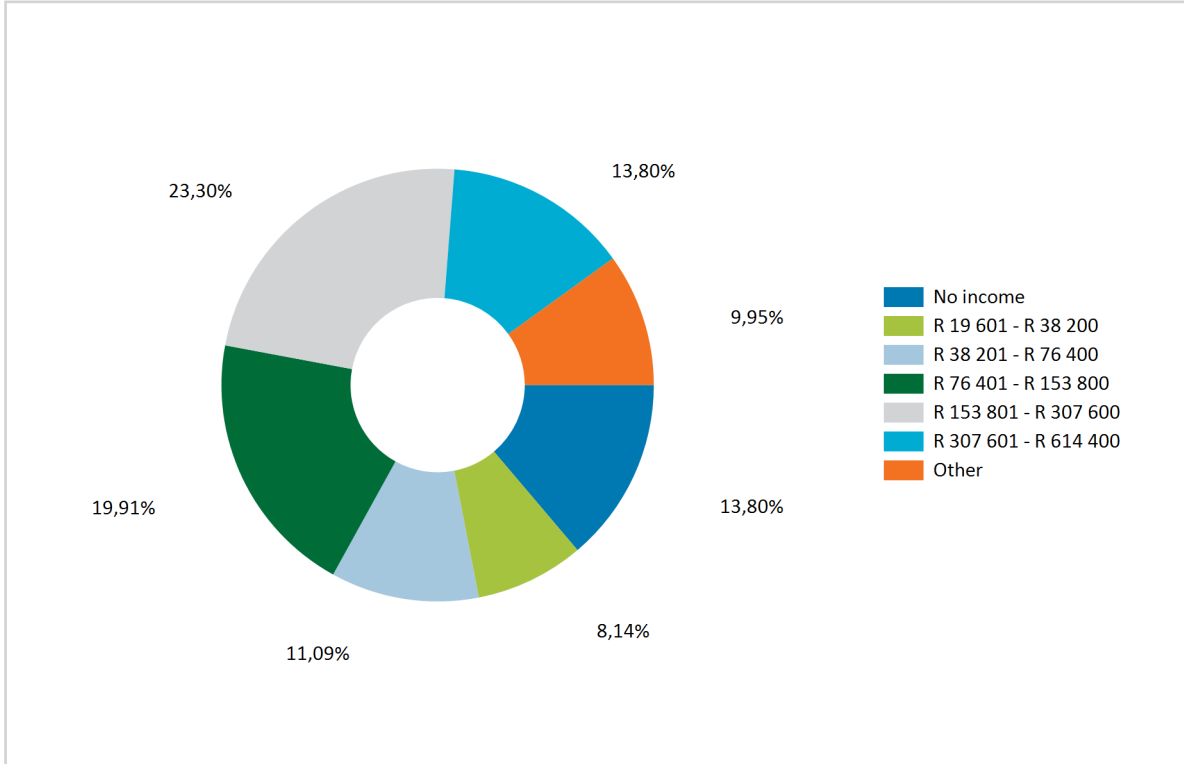
Sector Type	Discouraged work-seeker	Employed	Not applicable	Too Old/Young	Unemployed	Total
In the formal sector		1 224	69			34,76%
In the informal sector		123	9			3,55%
Private household		222	15			6,37%
Unspecified	27	60	1 218	630	123	55,32%

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	13,80%	9,73%	3	9		81	3		87
R 1 - R 4800	0,45%	0,44%				3			3
R 4801 - R 9600	0,90%	0,88%				12			
R 9601 - R 19 600	3,39%	3,54%	6	9		24			6
R 19 601 - R 38 200	8,14%	7,52%	3	18	6	66			15
R 38 201 - R 76 400	11,09%	11,95%	9	21		84			33
R 76 401 - R 153 800	19,91%	23,45%	9	36	3	165			51
R 153 801 - R 307 600	23,30%	24,34%	12	30	6	201			60
R 307 601 - R 614 400	13,80%	13,72%	6	12		138			27
R 614 001 - R 1 228 800	3,39%	2,21%	3	6		30			6
R 1 228 801 - R 2 457 600	0,90%	0,88%		3		9			
R 2 457 601 or more	0,90%	1,33%		3		9			
Unspecified	0,00%	0,00%							

Source: 2011 Census data - Statistics South Africa



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