

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

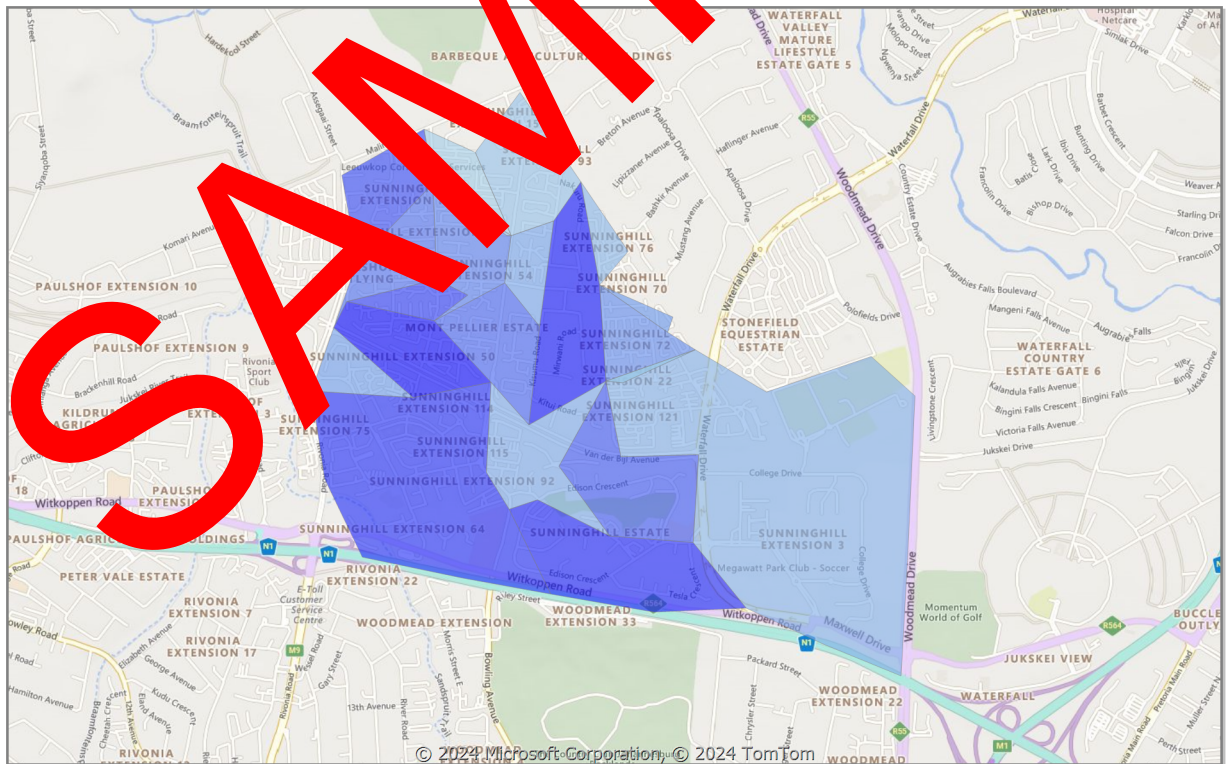
## Sunninghill, Sandton, Gauteng

Generated by T P N group

- 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 suburbs included in this report

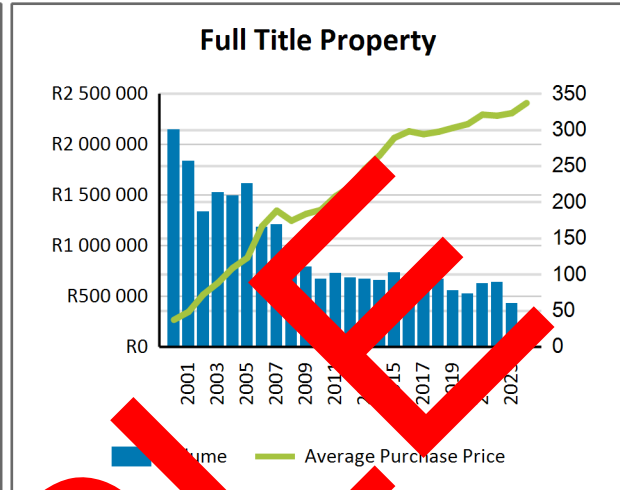
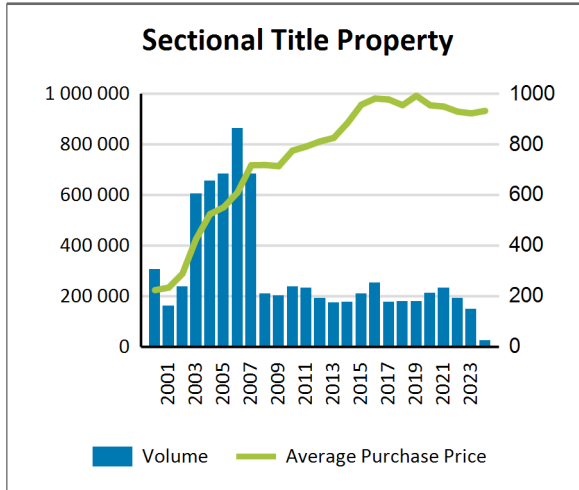


Sunninghill, Sandton, Gauteng



## Property Transactions

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

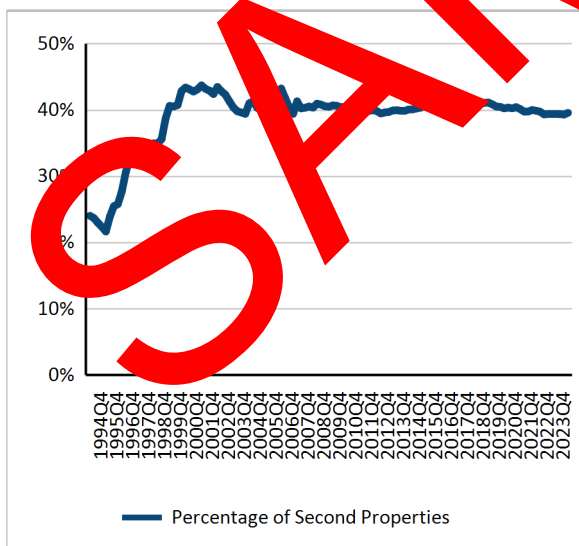


Source: Deeds Office

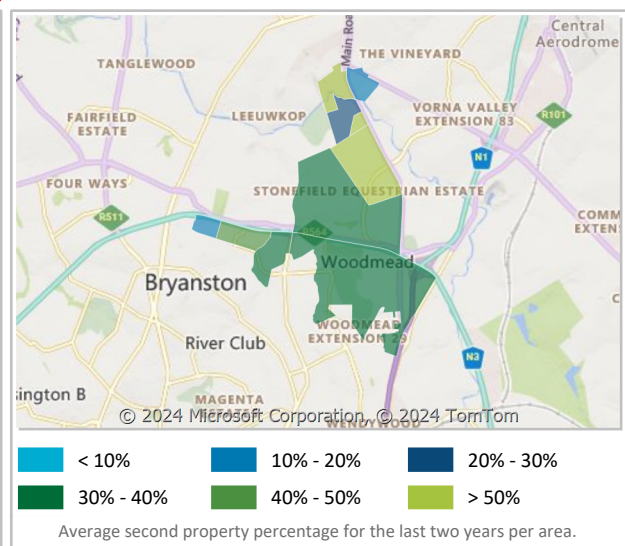


## Investment Properties

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



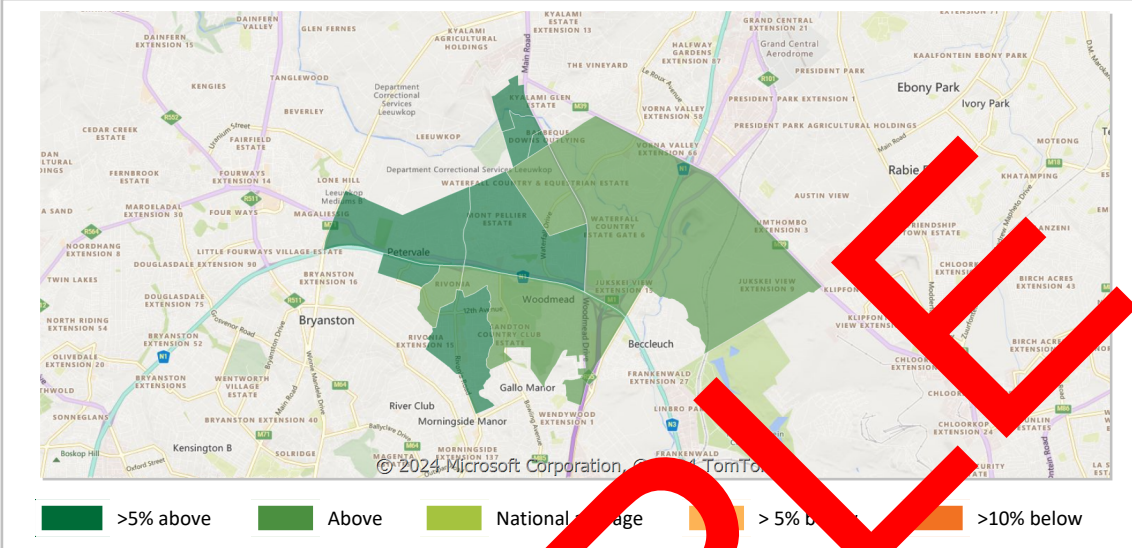
Source: Deeds Office





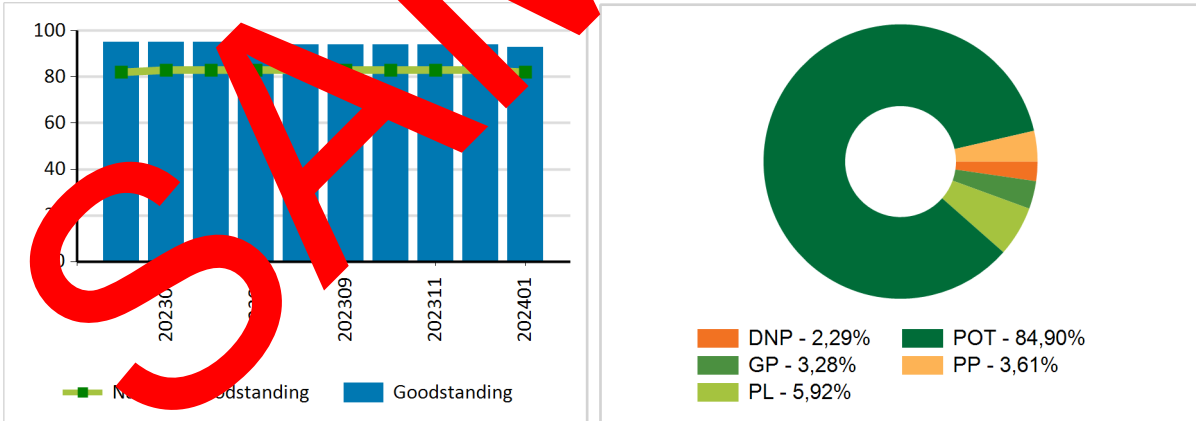
## Rental Payment Index

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



## Goodstanding Ratio Payment Profile

Overview of the suburb goodstanding ratio per period against the national average (Weighted) indicates how long it could take to collect rent get paid?)



| Payment Trend Detail     | Suburb | Province | National |
|--------------------------|--------|----------|----------|
| Paid on time (POT)       | 84,90% | 64,97%   | 67,37%   |
| Grace period (GP)        | 3,28%  | 4,40%    | 3,93%    |
| Paid late (PL)           | 5,92%  | 12,49%   | 11,47%   |
| Partial payment (PP)     | 3,61%  | 10,94%   | 10,65%   |
| Did not pay (DNP)        | 2,29%  | 7,20%    | 6,58%    |
| GoodStanding (POT+GP+PL) | 94,10% | 81,86%   | 82,77%   |

Source: TPN Credit Bureau

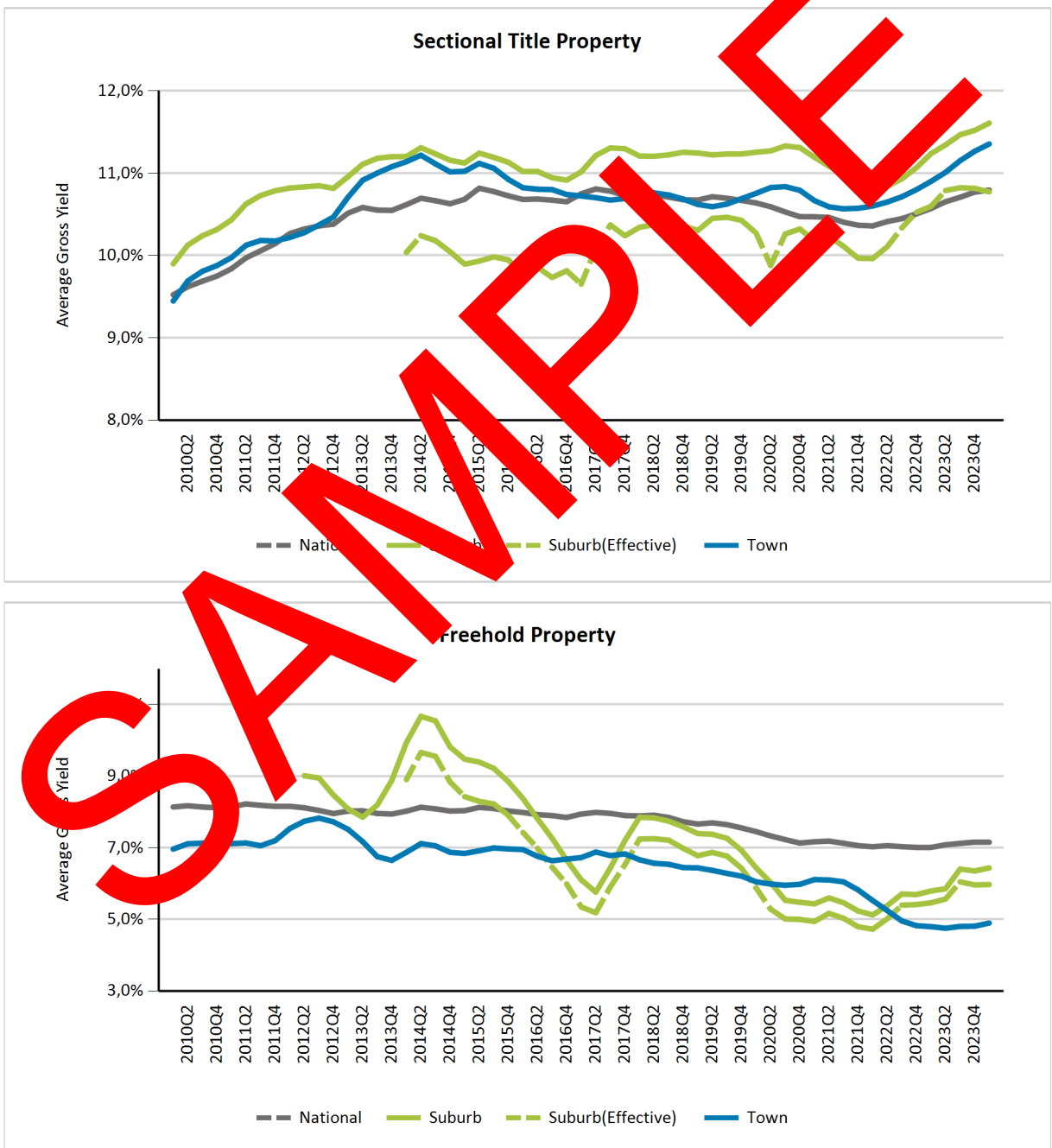


## Residential Yield

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.

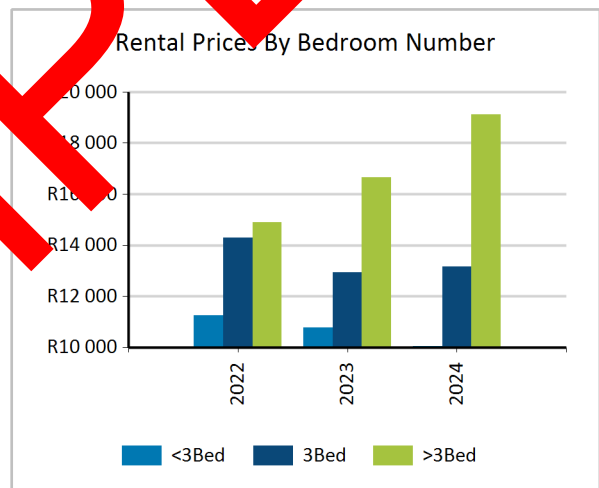
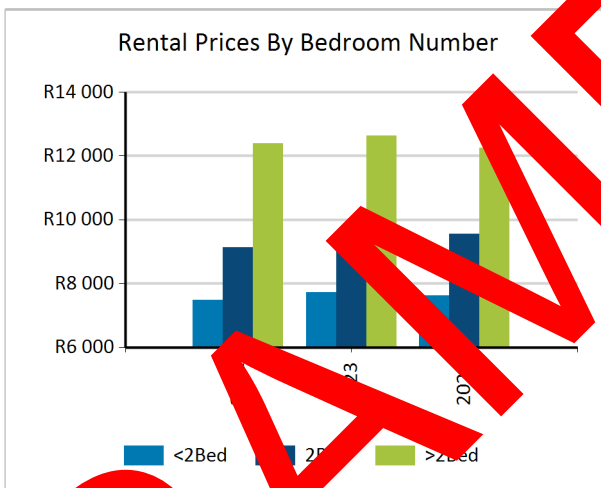
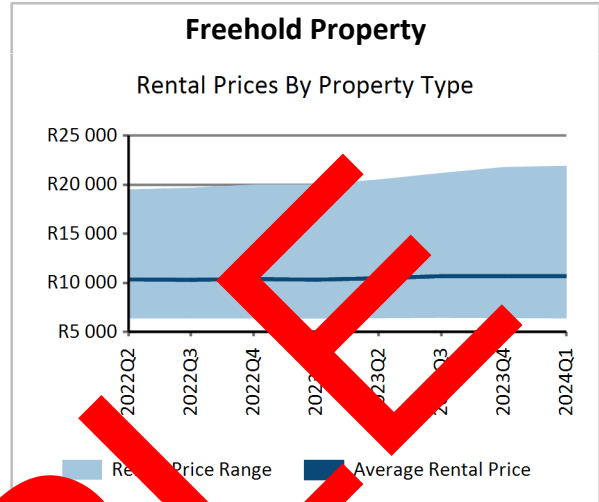
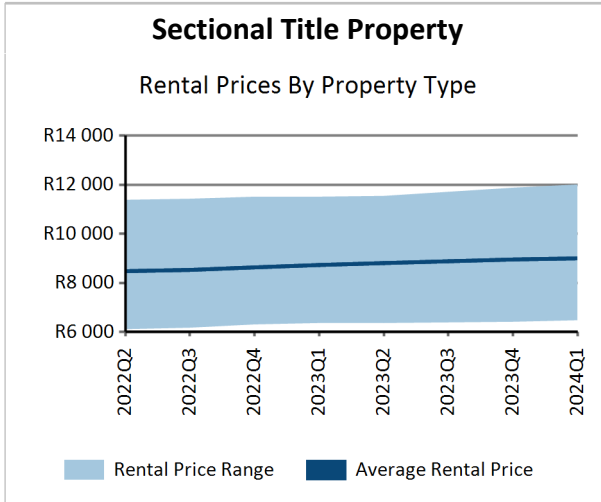






## Rental Price Trends

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



| Bedroom Number | Year | Market Low | Average Rental | Market High |
|----------------|------|------------|----------------|-------------|
| <2Bed          | 2022 | R6 000     | R7 488         | R9 030      |
|                | 2023 | R6 000     | R7 716         | R9 850      |
|                | 2024 | R6 000     | R7 622         | R9 560      |
| 2Bed           | 2022 | R7 500     | R9 126         | R11 550     |
|                | 2023 | R7 718     | R9 325         | R11 550     |
|                | 2024 | R8 000     | R9 553         | R11 950     |
| >2Bed          | 2022 | R8 820     | R12 388        | R16 300     |
|                | 2023 | R9 450     | R12 627        | R16 000     |
|                | 2024 | R9 450     | R12 242        | R15 000     |

| Bedroom Number | Year | Market Low | Average Rental | Market High |
|----------------|------|------------|----------------|-------------|
| <3Bed          | 2022 | R6 378     | R11 245        | R20 000     |
|                | 2023 | R6 300     | R10 780        | R20 000     |
|                | 2024 | R6 800     | R10 035        | R12 750     |
| 3Bed           | 2022 | R7 300     | R14 298        | R24 150     |
|                | 2023 | R7 500     | R12 928        | R24 000     |
|                | 2024 | R8 100     | R13 157        | R24 000     |
| >3Bed          | 2022 | R11 000    | R14 890        | R19 000     |
|                | 2023 | R13 250    | R16 645        | R23 200     |
|                | 2024 | R13 250    | R19 107        | R25 000     |



## Rental Price Distribution

Overview of the rental price bracket distribution for the specified area



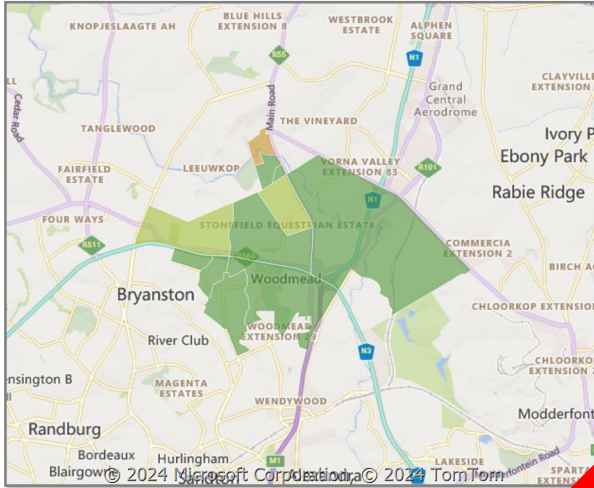
Source: TPN Credit Bureau



## Rental Price Index

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

Sectional Title Property



Freehold Property

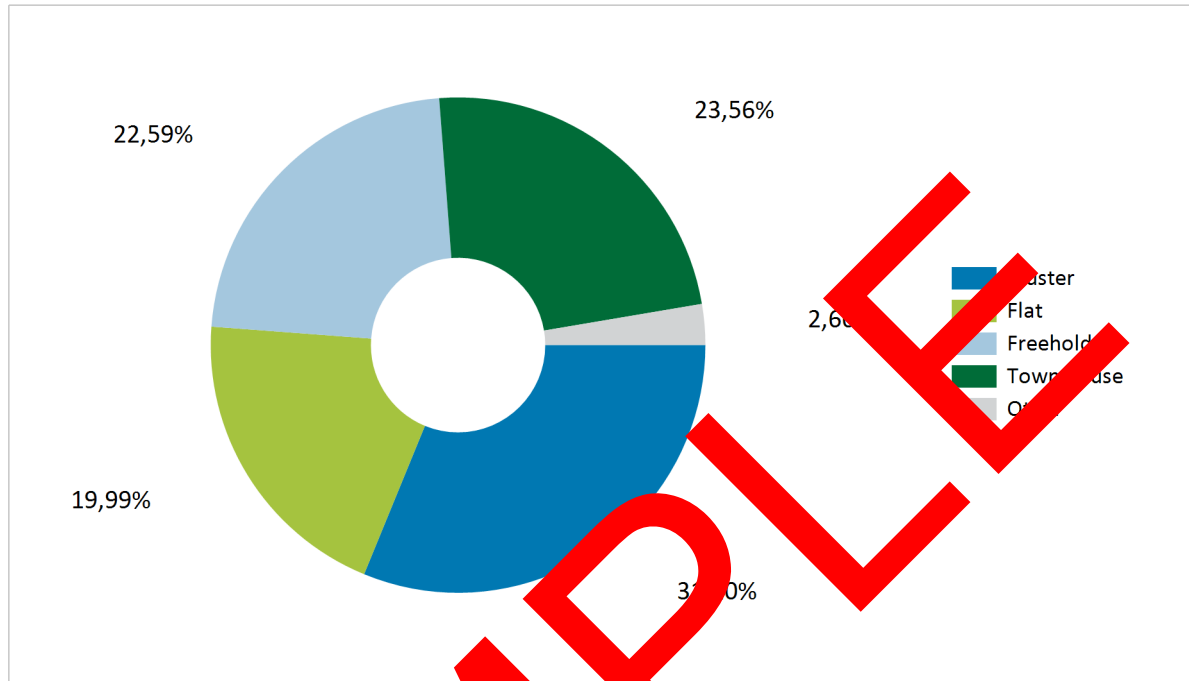


 > 10% Up  Up  None  Down  >10% Down



## Property Types

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



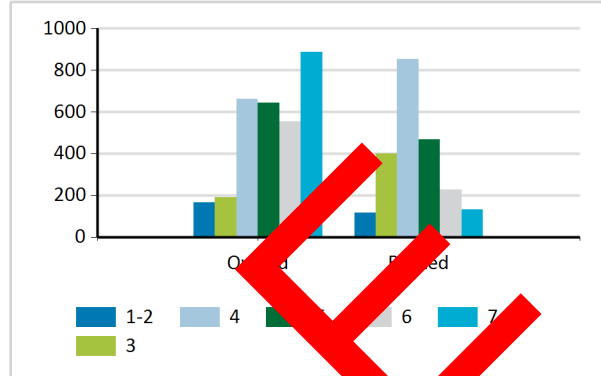
|               | All Properties | All Properties | Cluster | Flat  | Flat / Room | Freehold | Informal | Not specified | Town house |
|---------------|----------------|----------------|---------|-------|-------------|----------|----------|---------------|------------|
| Other         | 240            | 4,53%          | 15      | 48    | 99          | 3        | 6        | 24            |            |
| Owned/Bonded  | 2 196          | 40,03%         | 276     | 18    | 582         | 12       | 9        | 432           |            |
| Owned/PaidOff | 741            | 13,9%          | 96      |       | 228         | 9        |          | 147           |            |
| Rented        | 2 196          | 41,45%         | 555     | 672   | 21          | 288      | 15       | 645           |            |
| Total         | 4 923          | 100 %          | 1 653   | 1 059 | 87          | 1 197    | 39       | 15            | 1 248      |

Source: 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]



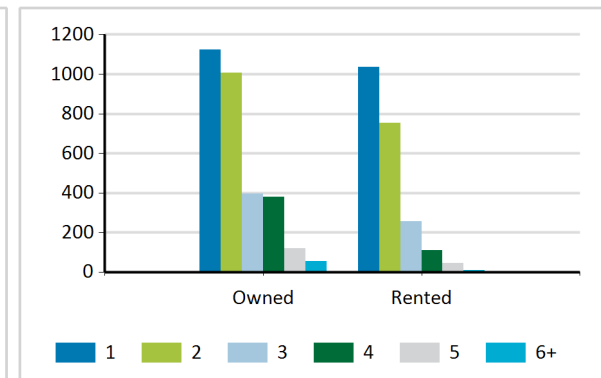
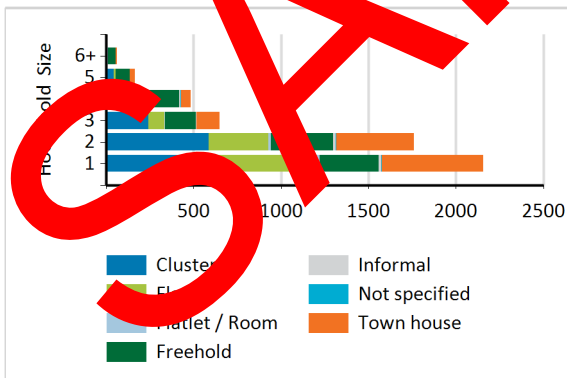
| Number of Rooms | All Properties | Rental Properties | Freehold | Informal | Flat | Cluster | Town house | Flatlet / Room | Not specified |
|-----------------|----------------|-------------------|----------|----------|------|---------|------------|----------------|---------------|
| 1-2             | 5,32%          | 5,33%             | 69       | 3        | 72   | 3       | 36         | 60             | 6             |
| 3               | 11,10%         | 18,17%            | 87       |          | 16   | 93      | 180        | 12             |               |
| 4               | 28,60%         | 38,80%            | 129      | 12       | 441  | 324     | 56         | 6              |               |
| 5               | 20,95%         | 21,31%            | 126      | 12       | 219  | 444     | 300        | 6              | 3             |
| 6               | 14,78%         | 10,38%            | 159      | 3        | 96   | 420     | 99         | 3              | 3             |
| 7-20            | 19,25%         | 6,01%             | 627      |          |      | 336     | 30         |                | 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              | 40,83%         | 46,94%            | 585     | 588  | 48             | 339      | 12       | 6             | 579        |
| 2              | 33,33%         | 34,15%            | 588     | 339  | 15             | 357      | 15       | 3             | 444        |
| 3              | 12,32%         | 11,56%            | 243     | 90   | 6              | 174      | 3        |               | 135        |
| 4              | 9,20%          | 4,90%             | 186     | 27   |                | 207      | 6        | 3             | 57         |
| 5              | 3,12%          | 2,04%             | 45      | 9    | 3              | 78       |          |               | 30         |
| 6+             | 1,19%          | 0,41%             | 6       | 3    | 3              | 42       |          | 3             | 6          |

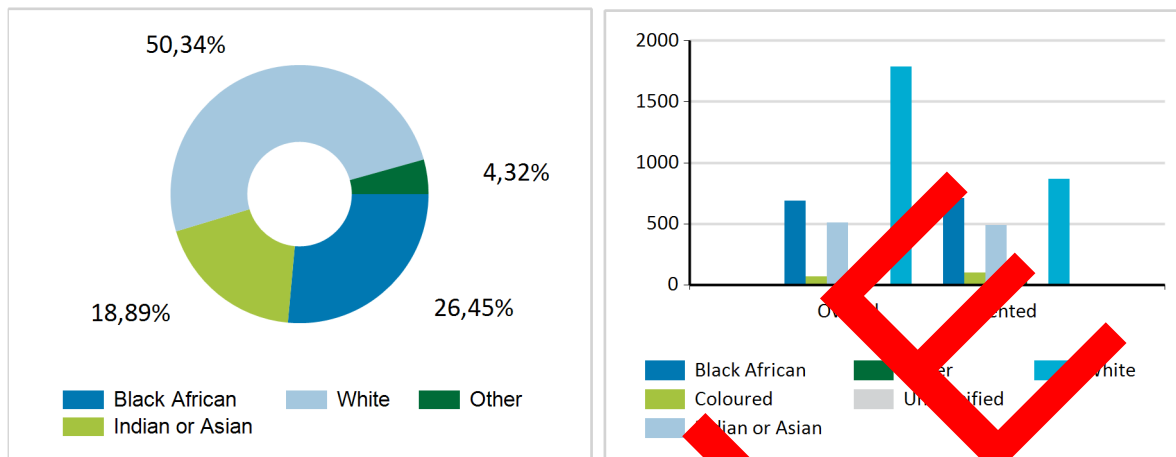
Source: 2011 Census data - Statistics South Africa





## Population Group

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



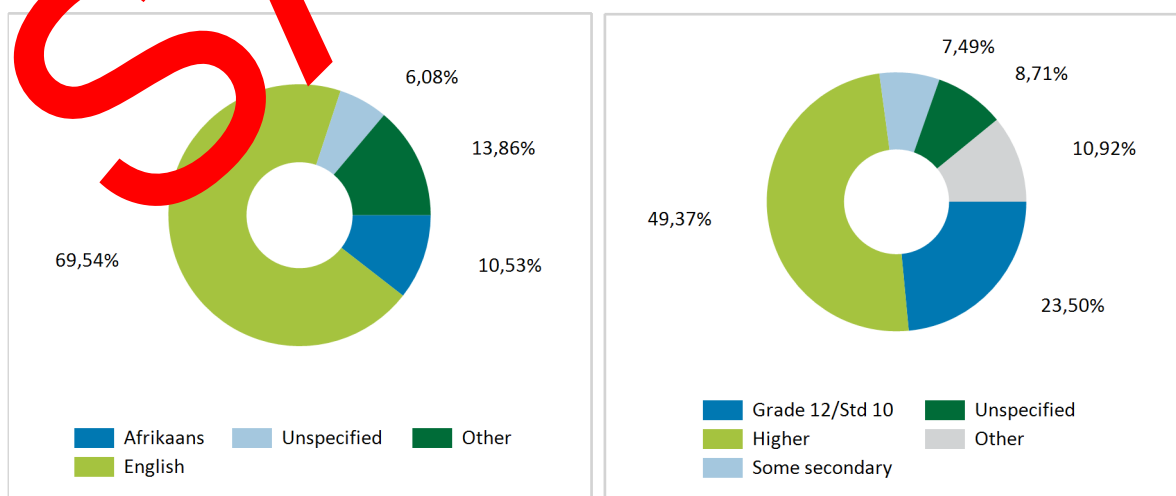
| Population Group | All Properties | Rental Properties | Cluster | Flat  | Flatlet / | Freehold | Informal | Not specified | Town house |
|------------------|----------------|-------------------|---------|-------|-----------|----------|----------|---------------|------------|
| Black African    | 26,45%         | 32,15%            | 336     | 27    | 66        | 339      | 3        | 6             | 357        |
| Coloured         | 3,19%          | 4,50%             | 57      |       |           | 24       |          |               | 51         |
| Indian or Asian  | 18,89%         | 22,21%            | 255     | 31    |           | 156      | 6        | 3             | 264        |
| Other            | 1,14%          | 1,77%             | 1       | 21    | 3         | 12       | 3        |               | 9          |
| Unspecified      | 0,00%          | 0,00%             |         |       |           |          |          |               |            |
| White            | 50,34%         | 39,37%            | 996     | 40    | 12        | 654      | 15       | 6             | 564        |
| Total            | 100 %          |                   | 1 656   | 1 056 | 81        | 1 185    | 36       | 15            | 1 245      |

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

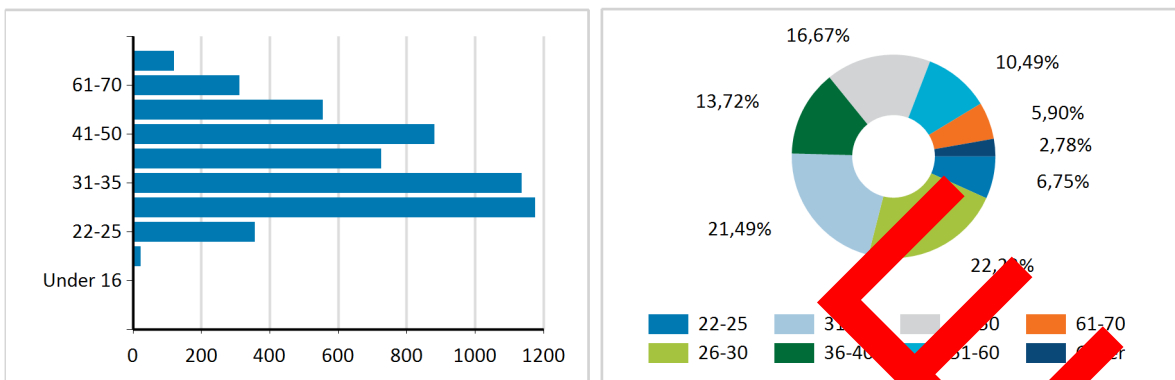


Source: 2011 Census data - Statistics South Africa



## Household Head Age

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



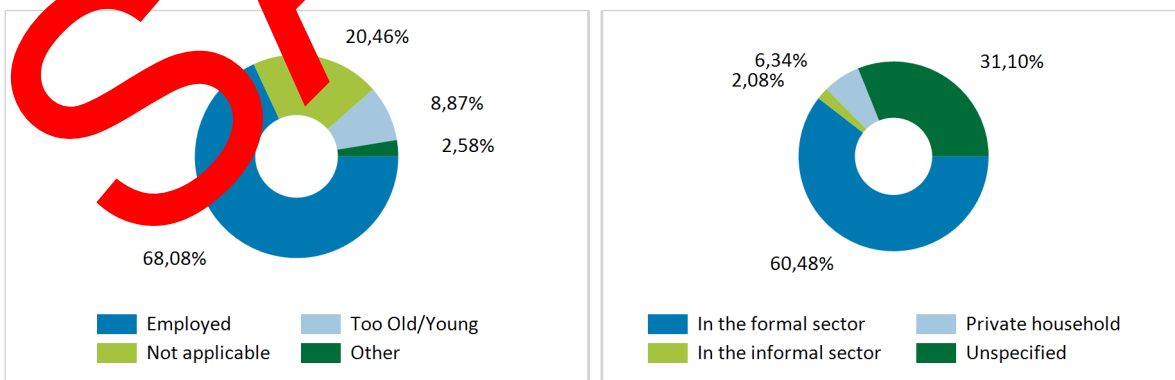
| Age of Household head | All Properties | Cluster | Flat | Flatlet / Room | Freehold | Informal | Not specified | Too old/young |
|-----------------------|----------------|---------|------|----------------|----------|----------|---------------|---------------|
| Not supplied          | 0,00%          |         |      |                |          |          |               |               |
| Under 16              | 0,06%          |         |      |                |          |          |               |               |
| 17-21                 | 0,45%          | 6       | 6    |                | 6        |          |               | 6             |
| 22-25                 | 6,75%          | 69      | 150  |                | 27       | 3        |               | 105           |
| 26-30                 | 22,22%         | 306     | 390  |                | 1        | 6        | 3             | 324           |
| 31-35                 | 21,49%         | 357     | 242  | 1              | 183      | 6        | 3             | 333           |
| 36-40                 | 13,72%         | 252     | 9    | 3              | 189      | 6        | 3             | 177           |
| 41-50                 | 16,67%         | 315     | 96   | 18             | 82       | 12       | 3             | 156           |
| 51-60                 | 10,49%         | 201     | 33   |                | 2        |          | 3             | 78            |
| 61-70                 | 5,90%          |         | 27   |                | 123      |          |               | 60            |
| 70+                   | 2,27%          |         | 18   | 3              | 39       |          |               | 15            |

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



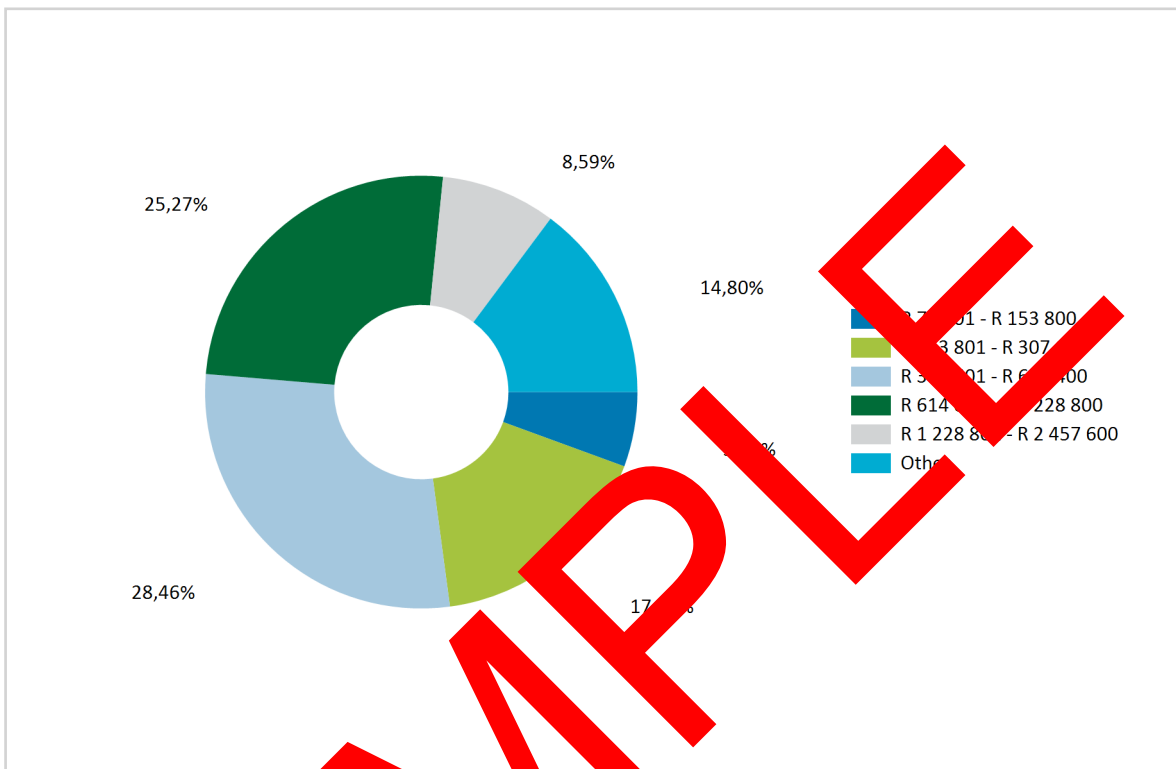
| Sector Type            | Discouraged work-seeker | Employed | Not applicable | Too Old/Young | Unemployed | Total  |
|------------------------|-------------------------|----------|----------------|---------------|------------|--------|
| In the formal sector   |                         | 6 648    | 162            |               |            | 60,48% |
| In the informal sector |                         | 225      | 9              |               |            | 2,08%  |
| Private household      |                         | 696      | 18             |               |            | 6,34%  |
| Unspecified            | 15                      | 96       | 2 115          | 999           | 276        | 31,10% |

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 | Flat   | Flatlet / Room | Freehold | Informal | Not specified | Town house |     |     |
|---------------------------|----------------|--------|----------------|----------|----------|---------------|------------|-----|-----|
| No income                 | 3,81%          | 2,85%  | 57             | 27       | 60       | 3             | 3          | 51  |     |
| R 1 - R 4800              | 0,00%          | 0,14%  | 3              | 3        | 3        |               |            | 6   |     |
| R 4801 - R 9600           | 0,46%          | 0,27%  | 3              | 3        | 6        |               |            | 6   |     |
| R 9601 - R 19 600         | 4,42%          | 1,22%  | 24             | 12       | 21       |               |            | 6   |     |
| R 19 601 - R 30 700       | 1,49%          | 1,49%  | 45             | 6        | 30       | 78            |            | 9   |     |
| R 30 701 - R 76 400       | 2,06%          | 2,45%  | 27             | 15       | 6        | 48            |            | 33  |     |
| R 76 401 - R 153 800      | 5,55%          | 7,34%  | 63             | 75       | 3        | 66            | 6          | 81  |     |
| R 153 801 - R 228 800     | 17,30%         | 23,64% | 246            | 267      | 6        | 135           | 3          | 255 |     |
| R 228 801 - R 457 600     | 28,46%         | 32,47% | 420            | 363      |          | 264           | 9          | 444 |     |
| R 457 601 - R 1 228 800   | 25,27%         | 21,06% | 498            | 225      | 12       | 321           | 9          | 6   | 261 |
| R 1 228 801 - R 2 457 600 | 8,59%          | 4,62%  | 201            | 39       | 3        | 138           | 3          | 3   | 66  |
| R 2 457 601 or more       | 3,19%          | 2,31%  | 63             | 21       | 3        | 45            | 3          |     | 33  |
| Unspecified               | 0,00%          | 0,00%  |                |          |          |               |            |     |     |

Source: 2011 Census data - Statistics South Africa



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