



V&L WEALTH

STONE & GABLE COTTAGES

INVESTMENT BRIEF

In February 2014, Village & Life secured the purchase of the historic Stone & Gable Cottages in Camps Bay Drive for our group investors for R16,2 million exclusive of VAT. Village & Life negotiated with the seller for more than five years on the property. We secured bank finance of 70%.

The property consists of seven sectional title units and store rooms.

This historic property is strategically situated opposite Camps Bay Resort.

The initial investment commenced via a closed fund and will be for an initial period of three years.

INITIAL INVESTMENT PERIOD

We are currently in the initial investment period where value has been unlocked by extensive renovations, the installation of a swimming pool and security fencing. In total, 13 keys have been created.

A landscaping project is currently underway.

The renovations and landscaping could be in the order of up to R5 mil.

ESTIMATED RETURNS

The estimated income return could be in the order of 6% per annum. Recent bank valuations indicate a value of R22,3 million.

Investment return: 21% per annum

Return on equity: 51% per annum

2016

