

Rental Report



Company Name: Lightstone Risk Management
 User Name: xxxx
 Report Date: 2018/03/07
 Report #: 20180307082326

Suburb Details

Suburb: Die Hoewes
 Municipality: City of Tshwane
 Town: Centurion
 Province: Gauteng

Recent Freehold Rental Listings



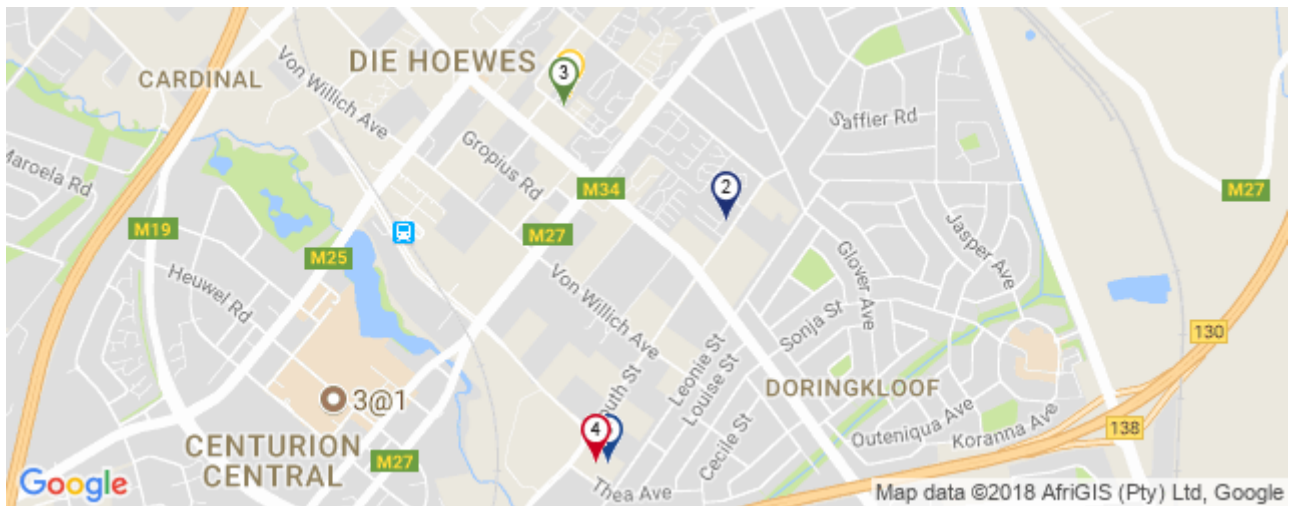
Most Recent Listings				House Size (m ²)	Erf Size (m ²)	Listed Monthly Rental	List Date
Century Skye, xxx Glover Avenue	2	1	0	70	9133	R xx xxx	20161229
xxx Sullivan Avenue	3	2	2	163	-	R xx xxx	20161228
xxx Wren Ave	2	2.5	2	124	-	R xx xxx	20161223
xxx Glover Ave	5	2	2	-	-	R xx xxx	20161223
xxx Gerhard St	2	2	0	-	3299	R xx xxx	20161222

Recent Sectional Scheme Rental Listings



Most Recent Listings				House Size (m ²)	Erf Size (m ²)	Listed Monthly Rental	List Date
1 Casa Bella, xxx Sullivan	2	1	1	63	600	R xx xxx	20161231
2 xxx Gerhard St	2	1		58	-	R xx xxx	20161230
3 xxx La Comores, Bernini Crescent	3	1	0	-	-	R xx xxx	20161222
4 xxx Dolce Vita, Jean Avenue	2	2	2	114	631	R xx xxx	20161222
5 Oaklands, xxx Leonie	3	2	2	129	481	R xx xxx	20161222

Recent Estate Rental Listings



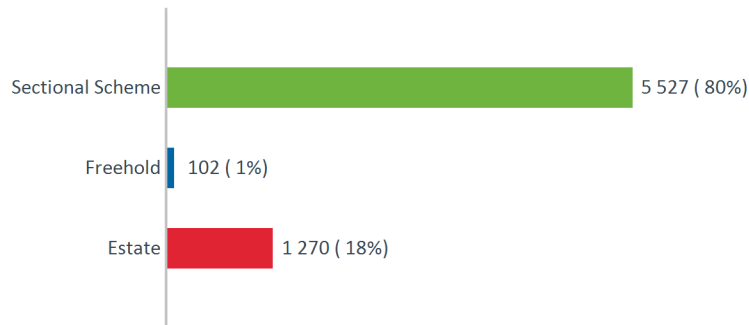
Most Recent Listings				House Size (m ²)	Erf Size (m ²)	Listed Monthly Rental	List Date
1 xxx Jean Ave, Loteni Place Estate	2	1	1	81	81	R xx xxx	20161215
2 xxx South St, Centurion Hills Estate	2	1	0	112	262	R xx xxx	20161207
3 xxx Murati, Loteni Place Estate	2	1	1	91	427	R xx xxx	20161001
4 xxx Oval Gardens, West Street, Oval ...	3	2	0	-	-	R xx xxx	20160912
5 xxx Oval Gardens, West Street, Oval ...	3	2	0	-	-	R xx xxx	20160824

Suburb Information

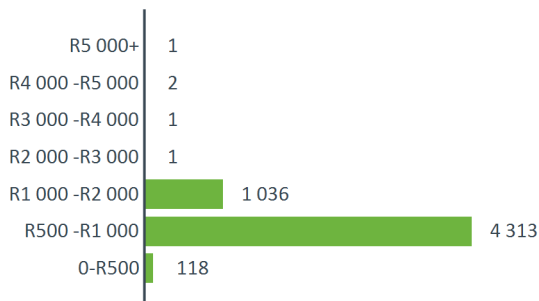
Property Stock

100% = 6 789 Properties

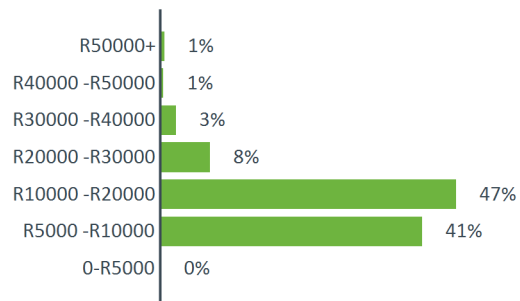
Number of Properties



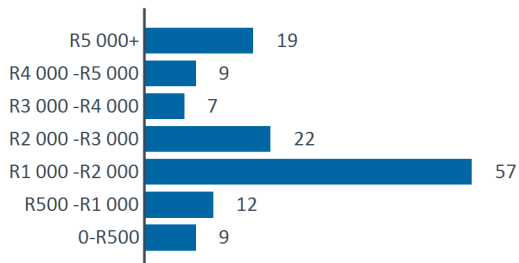
Current Property Value



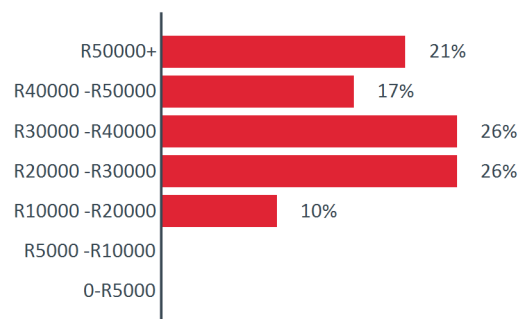
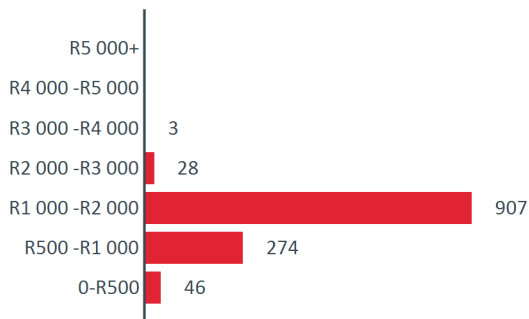
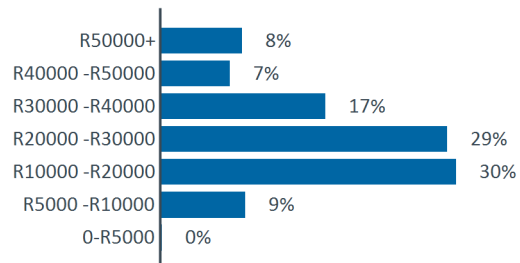
Recent Listing Value (12 Months)



Number of Properties in Value Band



Number of Properties in Listing Band

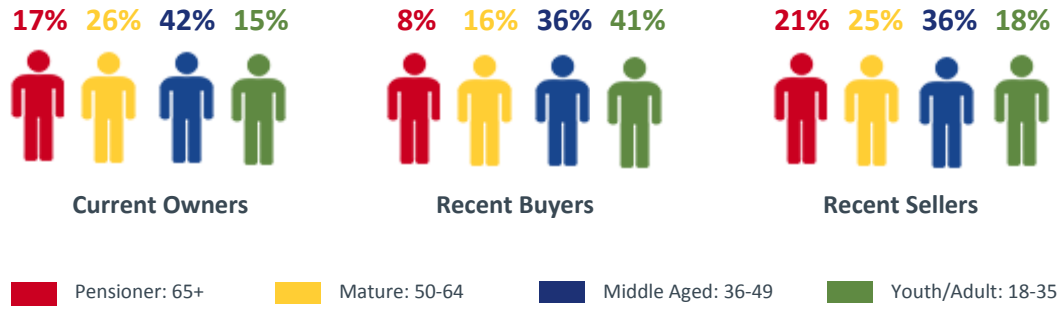


Sectional Scheme

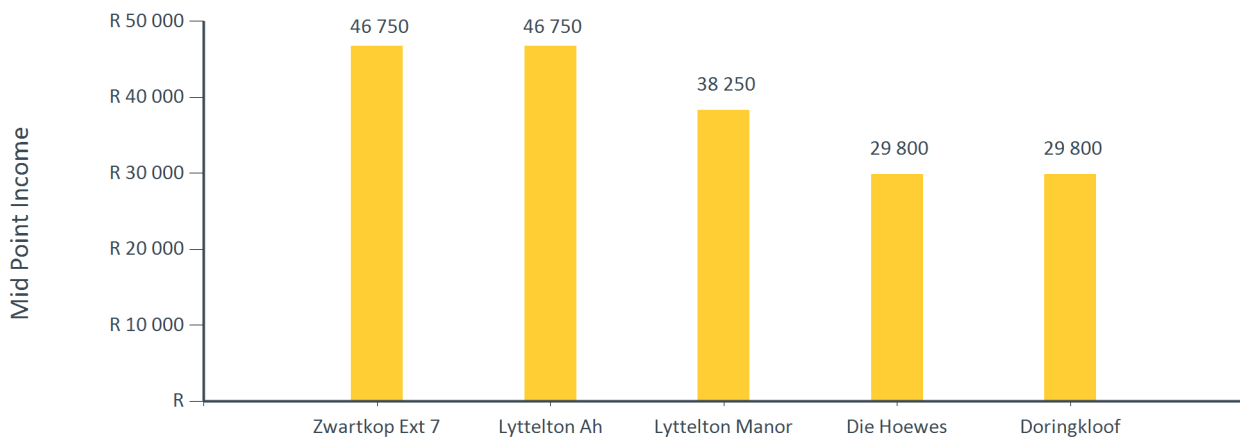
Freehold

Estate

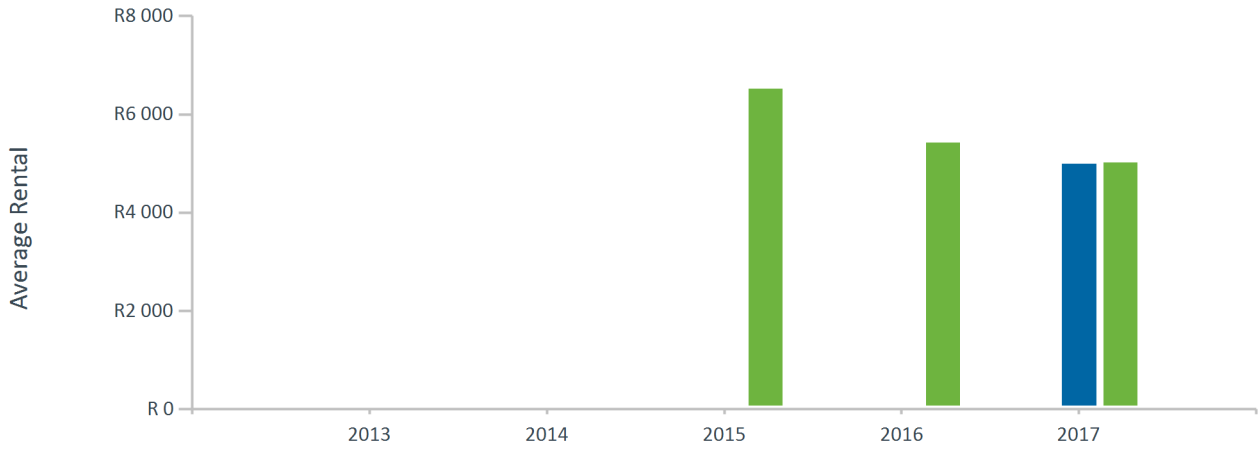
Property Ownership



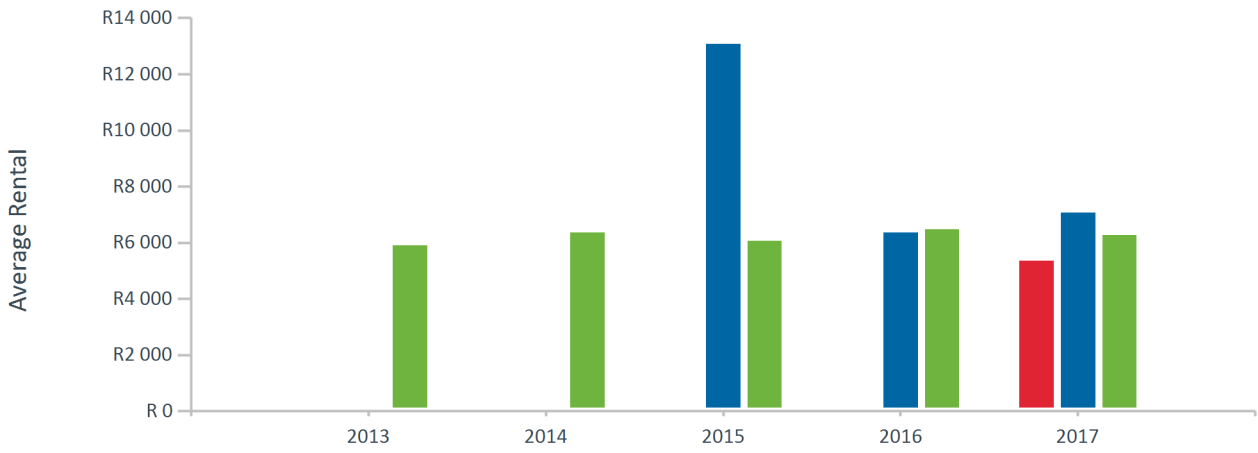
Monthly Household Income Distribution



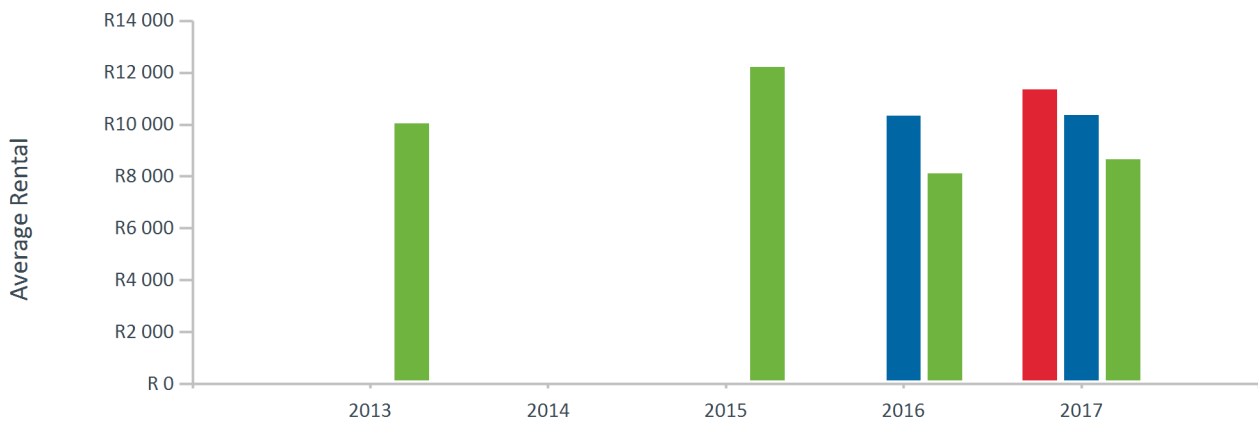
1 Bedroom



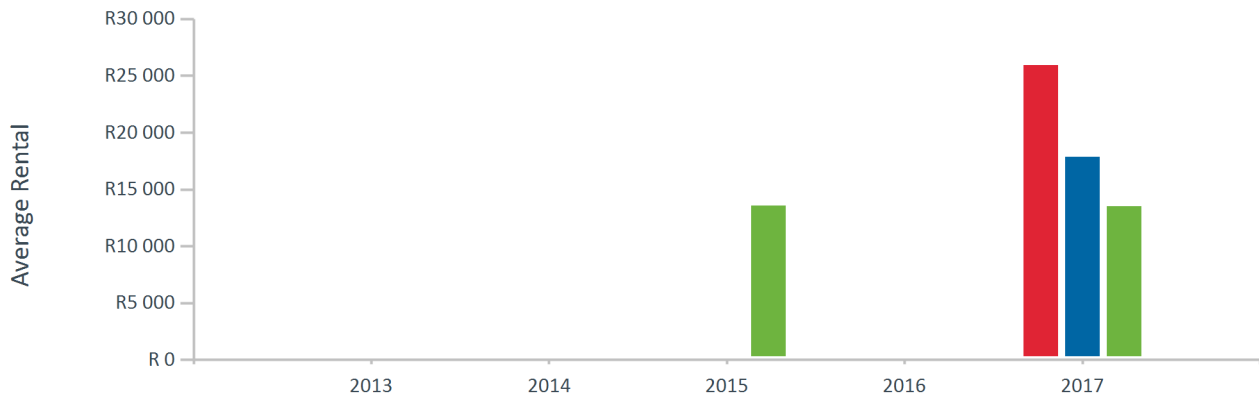
2 Bedrooms



3 Bedrooms



4 Bedrooms



4+ Bedrooms



■ Estate
 ■ Freehold
 ■ Sectional Scheme

Rental Overview For Last 12 Months

	Median Rental	Percentage of Listings	Median Gross Yield
Estate	R xx xxx	1%	5.3 %
	R xx xxx	7%	9.9 %
	R xx xxx	1%	11.0 %
	R xx xxx	1%	13.4 %
Freehold	R xx xxx	4%	6.2 %
	R xx xxx	16%	6.7 %
	R xx xxx	10%	8.3 %
	R xx xxx	2%	11.5 %
Sectional Scheme	R xx xxx	106%	6.7 %
	R xx xxx	522%	10.6 %
	R xx xxx	153%	10.9 %
	R xx xxx	3%	9.4 %

Gross Rental Yield for a property is calculated by dividing the annual gross listed rental by the estimated Lightstone automated valuation at the time of listing.

Comparable Suburbs

Freehold



Suburb	Average Rental Value	Number of Listings	Median Gross Yield
1 Doringkloof	R xx xxx	xx	5.9 %
2 Lyttelton Manor	R xx xxx	xx	5.7 %
3 Zwartkop	R xx xxx	xx	7.4 %
4 Zwartkop	R xx xxx	xx	5.9 %
5 Zwartkop Ext 7	R xx xxx	xx	3.3 %

Sectional Scheme



Suburb	Average Rental Value	Number of Listings	Median Gross Yield
1 Zwartkop Ext 7	R xx xxx	xx	9.8 %
2 Lyttelton Manor	R xx xxx	xx	9.7 %
3 Doringkloof	R xx xxx	xx	8.4 %
4 Centurion Cbd	R xx xxx	xx	10.7 %
5 Lyttelton Ah	R xx xxx	xx	12.1 %

Estate



Suburb	Average Rental Value	Number of Listings	Median Gross Yield
1 Lyttelton Manor	R xx xxx	xx	6.1 %
2 Zwartkop Ext 7	R xx xxx	xx	9.3 %
3 Centurion Cbd	R xx xxx	xx	6.6 %
4 Hennospark	R xx xxx	xx	9.7 %
5 Highveld	R xx xxx	xx	7.3 %

Amenities

Amenity	Type
BP - Jean Avenue	Filling Station
Shell - Jean Motors	Filling Station
Zenex - Die Hoewes - Jean Avenue	Filling Station
Police SAPS - Lyttelton	Police Station
South African National Blood Services - Die Hoewes Centre	Hospital/Clinic
Die Hoewes Shopping Centre	Shopping Centre
Jean Avenue Shopping Centre	Shopping Centre

	The Highlanders Shopping Centre	Shopping Centre
	Kleutermaatjies Nursery School	School
	Village Montessori Primary School	School
	Vista Clinic	Hospital/Clinic With Casualty

For some averages we use a median calculation to eliminate extreme values.