



RIVERSANDS

MOTOR DEALERSHIP & RETAIL





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1. LOCALITIES & ROAD NETWORK


















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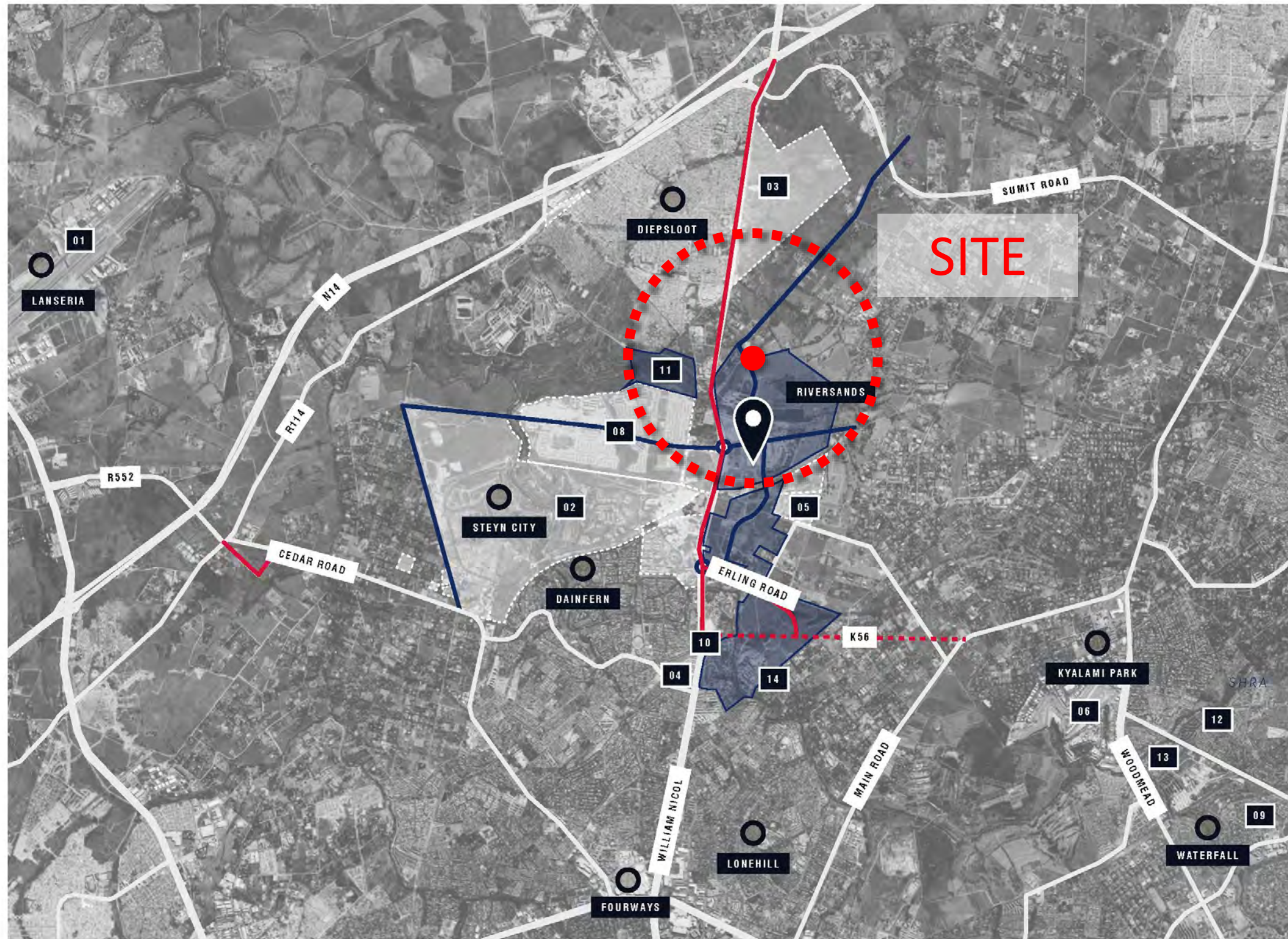


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MACRO LOCALITY

LEGEND

-  Riversands Precinct
-  01 Lanseria International Airport
-  02 Steyn City
-  03 Tanganani
-  04 Dainfern Square
-  05 Pinnacle College
-  06 Kyalami Race Track
-  07 Mall of Africa
-  08 Riverside View
-  09 Mall of Africa
-  10 Helderfontein Resi
-  11 SHRA New Town
-  12 The precinct
-  13 Waterfall
-  14 Reddam House Helderfontein



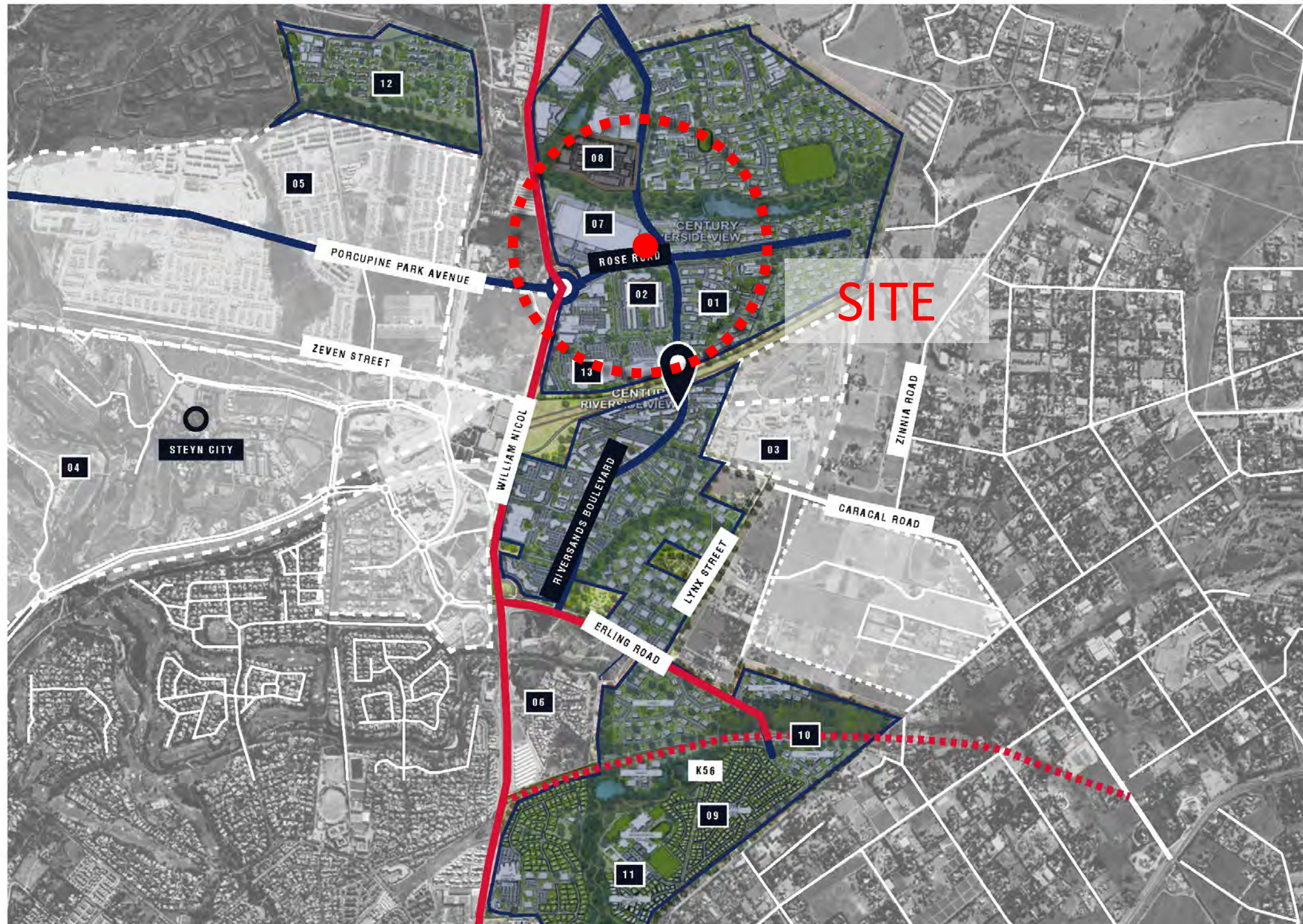
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LEGEND

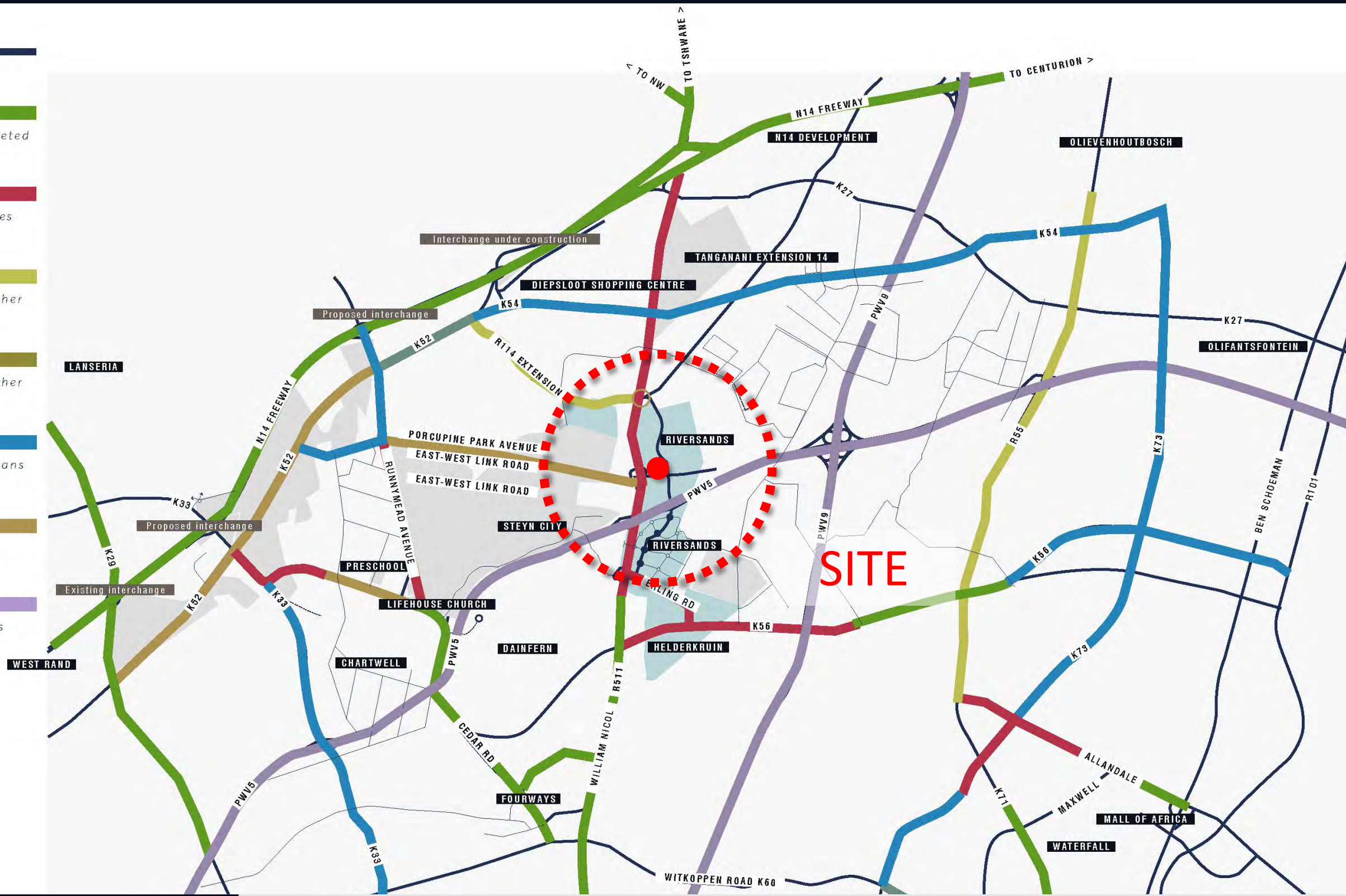
-  Riversands Precinct
-  01 The Parks
-  02 Riversands Incubation Hub
-  03 Pinnacle College
-  04 Steyn City
-  05 Riverside view
-  06 Helderfontein Resi
-  07 Massmart DC
-  08 Outlet Park
-  09 Helderfontein Residential Phase 1
-  10 Helderfontein Residential Phase 2
-  11 Reddam College Helderfontein
-  12 SHRA
-  13 Makro



ROAD NETWORK

LEGEND

-  Existing Roads
-  Recently Completed Gautrans
-  Current Upgrades
-  Committed Further Upgrades
-  Committed Further Upgrades 2021
-  Longterm Gautrans
-  Roads Under Construction
-  Future Freeways



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2. FLOOR PLANS AND PERSPECTIVES



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SITE PLAN



MAKRO DC

CENTURY BOULEVARD

RIVERSANDS BOULEVARD

CENTURY BOULEVARD

DEVELOPMENT DATA:

ERF AREA : +/- 17 300 m²

TOTAL GLA: +/- 9 475 m² (0.55FAR)

- DEALERSHIP: 5 800 m²
- MOTOR RETAIL: 3 675 m²

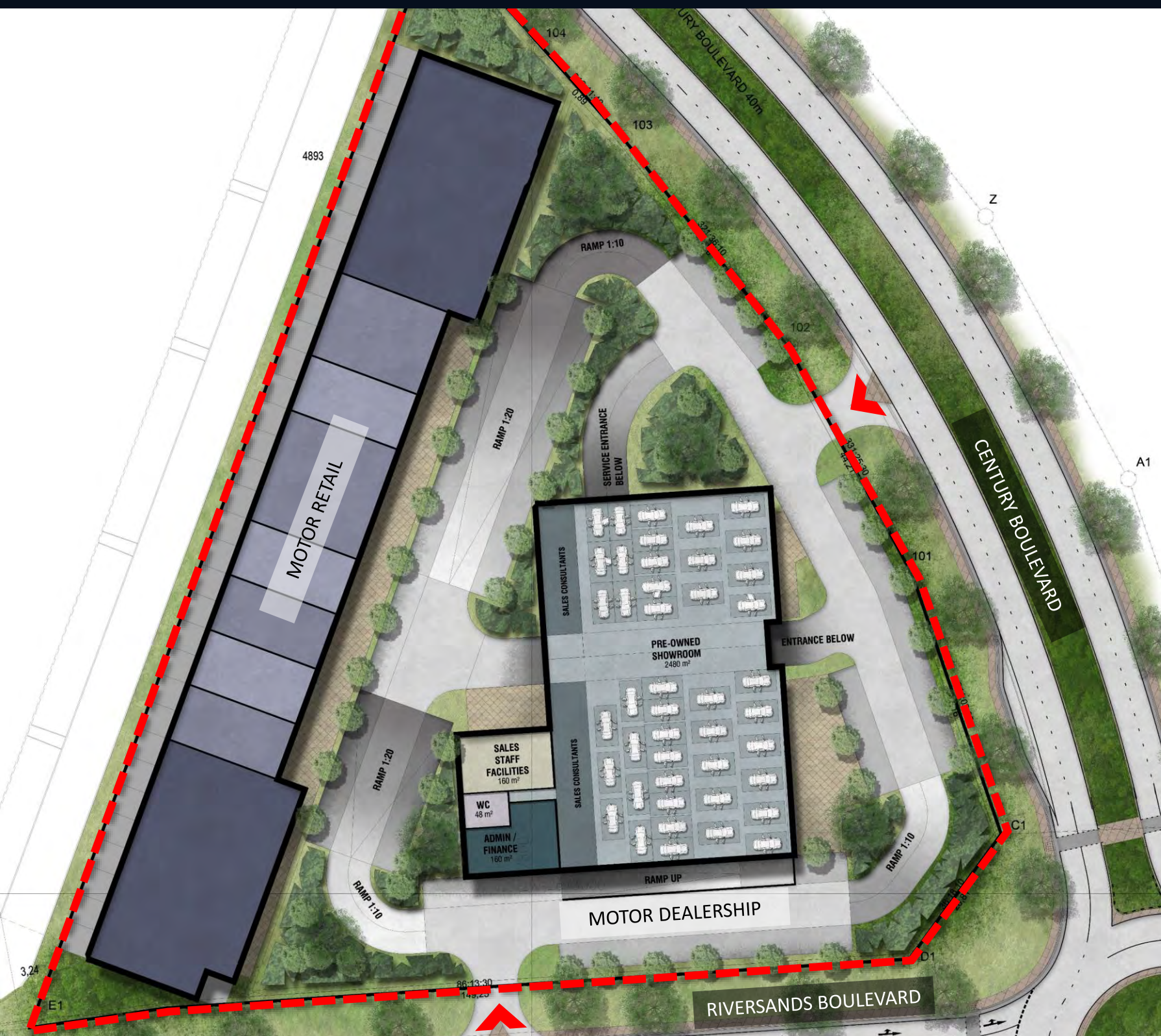


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UPPER GROUND FLOOR



AREA SCHEDULE

ERF AREA : +/- 17 300 m²

TOTAL GLA: +/- 9 475 m²
(0.55FAR)

- DEALERSHIP: 5 800 m²
- NEW CAR : 990 m²
- PRE-OWNED: 2 480 m²
- WORKSHOP: 1 313 m²
- (STOCK PARKING : 2 900 m²)

- MOTOR RETAIL: 3 675 m²
- PARKING REQ :
147 BAYS@4/100m²



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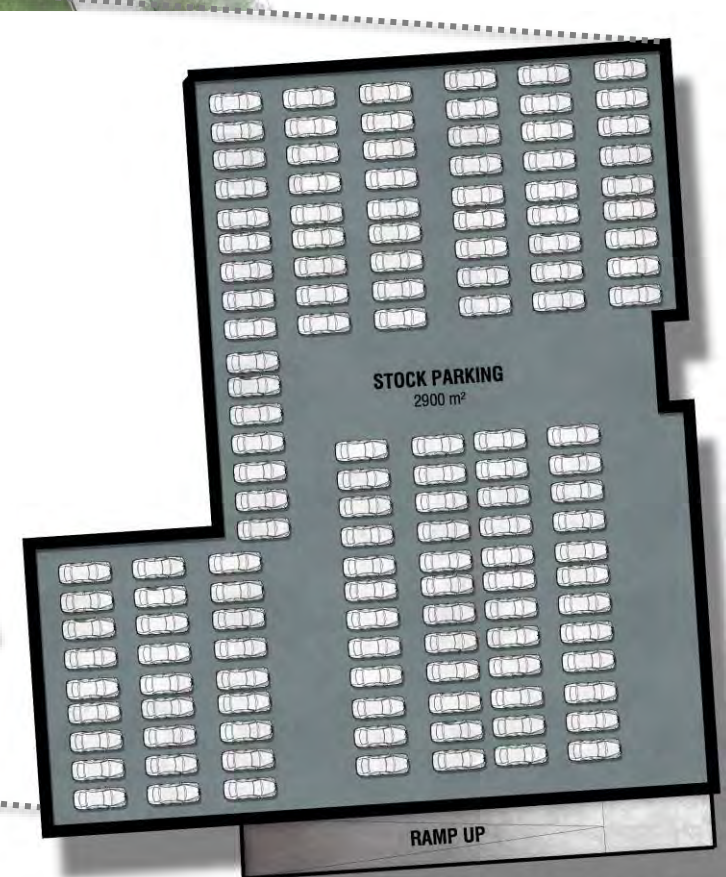
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LOWER GROUND FLOOR & ROOF LEVEL



AREA SCHEDULE

- ERF AREA : +/- 17 300 m²
- TOTAL GLA: +/- 9 475 m²
(0.55FAR)
- DEALERSHIP: 5 800 m²
 - NEW CAR : 990 m²
 - PRE-OWNED: 2 480 m²
 - WORKSHOP: 1313 m²
 - (STOCK PARKING : 2 900 m²)
- MOTOR RETAIL: 3 675 m²
 - PARKING REQ : 147 BAYS@4/100m²



ROOF LEVEL



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3. FINACIAL PROPOSAL



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INDICATIVE MONTHLY NET RENTAL

	Total Rentable Area	Avg. Rate/m ²	Monthly Net Rental
Dealership			
New Cars Showroom	990	200	198,000
Pre-Owned Showroom	2,480	200	496,000
Workshop	1,313	125	164,125
Stock Area	2,900	0	0
Parking			
Covered Parking for tenants	20	500	10,000
Total Net Rental / Month	4,783	182	R 868,125

TOTAL PROJECT COST

Description	Total Cost	Rate/m ²
Total Building Cost	R 44,886,319	R7,739/m2
Total External Works	R 9,996,370	R1,724/m2
Professional Fees	R 6,271,124	R1,081/m2
Development Cost	R 2,658,866	R458/m2
Interest	R 2,339,798	R403/m2
Land Cost	R 17,597,811	R3,034/m2
Development fee	R 3,350,012	R578/m2
Total Capital Outlay (Ex Vat)	R 87,100,300	R15,017/m2
Vat 15%	R 13,065,045	
Total Capital Outlay (Incl Vat)	R 100,165,345	R17,270/m2





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4. PROPOSED ROAD MAP



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Acceptance of Proposal

Signing 'Offer to Lease'
Client Credit Checks
Signature of Lease Agreement

Month
1



Townplanning & Detailed Design

Section 82 Application
Detailed design and estimates

Month
1-3



Construction

Tender Process
Site Preparation & Start

Month
3-12



Beneficial Occupation

Client Fit Out
Practical Completion
Final Completion

Month
12- 13



Trading Date

Lease commencement

Month
14



Lease duration

10 Year Lease
First Option to renew





CONTACT DETAILS :

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