

Estimated Monthly Municipal Fees and Possible Levy for a vacant stand - book year July 2022 - June 2023	Shelley Point 5 46th Street	
	SP	SP
Development name	SP	SP
InfoProp Web Listing Number	RL10153	RL10153
Erf number	6629	6629
Asking Price	R 650 000	R 650 000
Erf Size (sqm)	362	362
Municipal Rates per Month	R 127,53	R 127,53
Water Availability	R 156,00	R 156,00
Central Sewerage Availability Fee	R 131,58	R 131,58
Vacuum Tank Availability Fee	R -	R -
Refuse Removal Availability Fee	R 85,90	R 85,90
VAT on above (RATES is VAT exempt)	R 56,02	R 56,02
Projected Municipal Bill per Month	R 557,03	R 557,03
Levy if applicable	R 945	R 945
Total Monthly cost including Levy	R 1 502,03	R 1 502,03
Analysis of Total cost to acquire the property:	Cash Option	Bond Option
Offer Price	R 650 000	R 650 000
Deposit (normally due within 5 SA business days)	R 65 000	R 65 000
Bond (if applicable) normally 60% on vacant land		R 390 000
Bond registration fees (estimated)		R 17 300
Transfer fees at offer price	R 24 771	R 24 771
3 months pro-rata municipal services (Sellers only)	R -	R -
2/3 months pro-rata Estate Levy	R 2 835	R 2 835
HOA Consent Fee	R 1 485	R 1 485
Cash Balance not covered by Bond and Deposit	R 614 091	R 241 391
Projected total acquisition cost	R 679 091	R 696 391
Total cash required:	R 679 091	R 306 391
Cashflow:		
Deposit (normally due within 5 business days)	R 65 000	R 65 000
Registration and bond fees before registration	R 24 771	R 42 071
Municipal and Estate Levies and HOA Consent Fee	R 4 320	R 4 320
Balance of purchase price before registration	R 585 000	R 195 000
Thus CASH portion needed for Purchase	R 679 091	R 306 391
Financial Institution provides the bond amount	R -	R 390 000
Sum Total	R 679 091	R 696 391