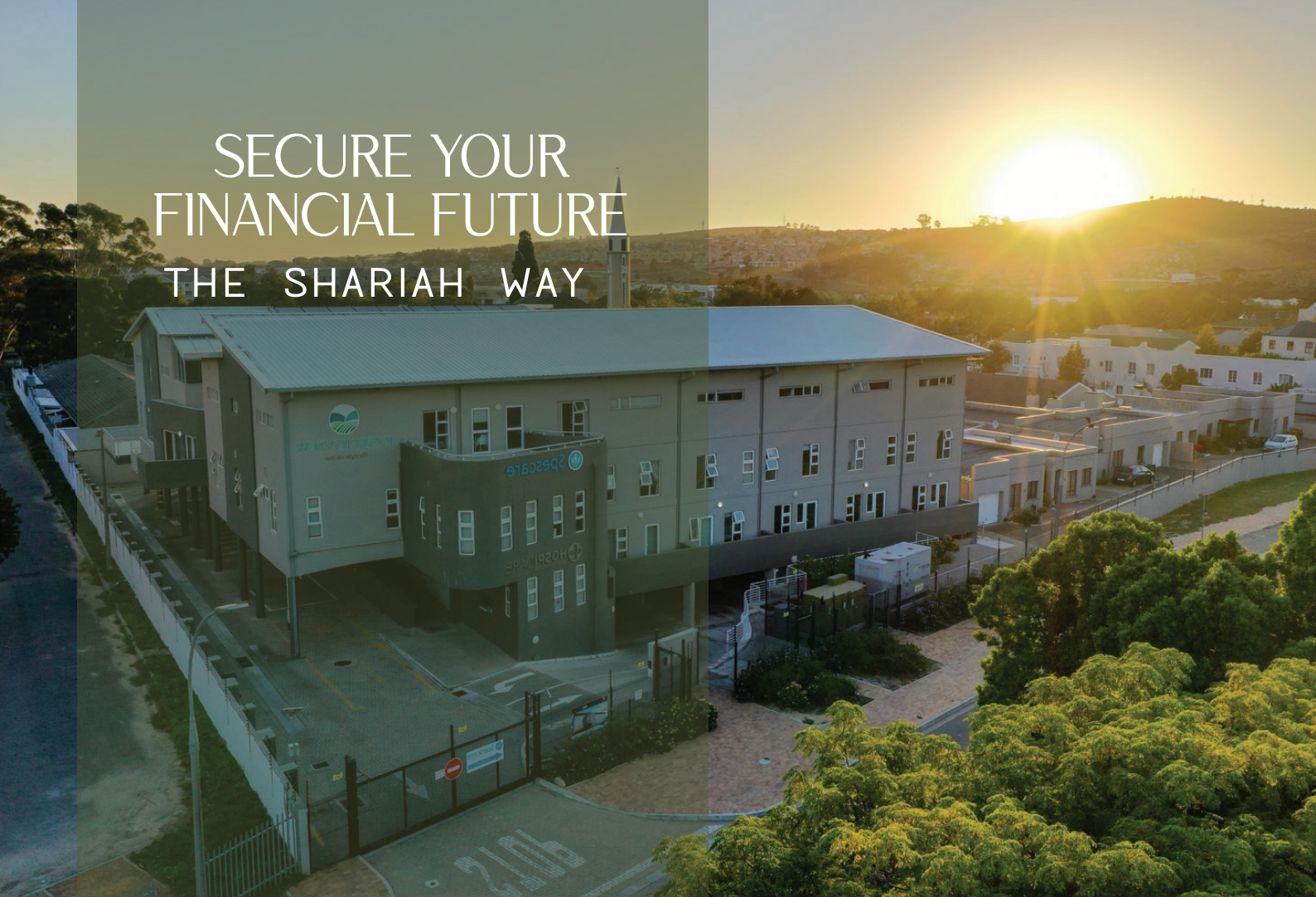




AL MABROOR  
PROJECTS

SECURE YOUR  
FINANCIAL FUTURE  
THE SHARIAH WAY



JONKERSVIEW  
MEDICAL CENTRE

SEPTEMBER 2018



# ABOUT THE DEVELOPMENT

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The project was the development of a multi-level building that is housing the following facilities:-

- Basement with industrial laundry and 27 x under cover parking bays;
- Ground floor with main kitchen, restaurant, and 15 x assisted living units;
- First floor with fully equipped 40 x bed frail care centre and 15 x assisted living units.
- Second floor with fully equipped 30 x bed sub-acute hospital

The private sub-acute hospital provides care that focuses on sub-acute, convalescent, rehabilitation and transitional care programs and will operate under an approved license from the Department of Health, Western Cape Province.



## FEATURES

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The assisted living units offer boutique style studio or apartment residency and lifestyle care services to elderly and disabled people. Units are designed and furnished as per illustrations below.

The private frail care centre provides 24 hour care that focuses on frail, emergency and end of life care services.

The facility is in close proximity of the Stellenbosch Medi Clinic hospital.

The geographical area around this facility reflects a pattern of stable homeowners in the high living standards measure categories.



# INVESTMENT OPPORTUNITY

Operating cost	All levies, charges and maintenance payable by tenants
Escalations	Percentage of annual supplier increase granted by Discovery Health
Annual rental income	R 5,292,000
Return offered	8,85% per annum
Selling price	R 59,800,000 excluding VAT
Minimum investment	R100,000

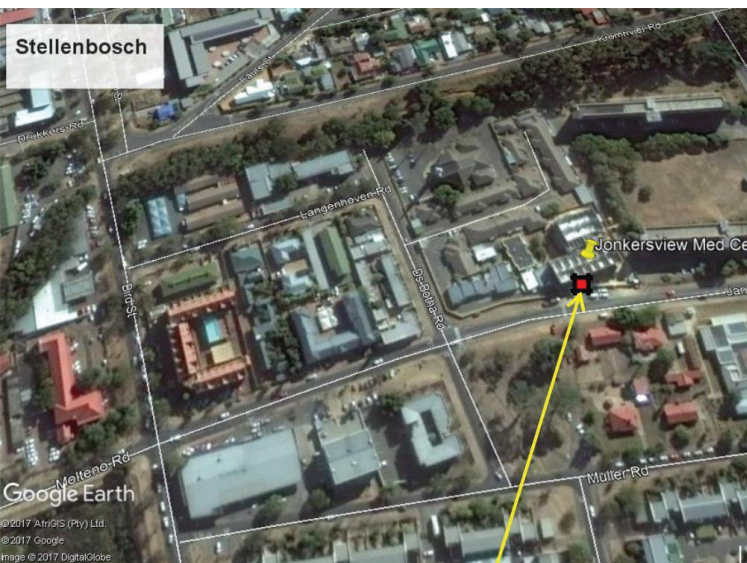
All calculations have been made at very conservative rates. Investors will receive the actual net rental income per month.

AREA	GLA	LEASE EXPIRY	TENANT	MONTHLY RENTAL
Sub-Acute Hospital – 2nd Floor	1,367	July 2028	Spescare	R 232,000
Sub-Acute		September 2027	Spescare	R 52,000
Frail Care Centre 1st Floor	661	September 2028	Ad Care	R 157,000
<b>TOTAL</b>	<b>2,028</b>			<b>R 441,000</b>



# LOCATION

The property is located in the CBD of Stellenbosch.



# CONTACT US

Whatever your query, our team is available to assist.  
Please contact us and we'll get back to you as soon as possible

## **Al Mabroor Projects**

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