

Transform potential

Shoprite Checkers Vanderbijlpark

Acquisition Opportunity

AS AT 1 JULY 2024



Executive Summary



Checkers Hyper Vanderbijlpark 103 Hans Strijdom Street

The centre is made up of 2 erven including the adjacent parking area across the road.

Checkers Hyper Vanderbijlpark has an occupancy of 98.8% with strong deal activity and enquiries for space.

The centre has a favourable lease expiry profile with over 74% of GLA expiring beyond January 2025.

The Centre is anchored by Checkers Hyper (with an occupancy of 8,260m²) with ancillary stores including Checkers Liquor, PEP, Rage and Crazy Plastics.

GLA of
11,746m²

Occupancy of
98%

Weighted average lease
expiry of **2.4 years**

Property and Financial Information

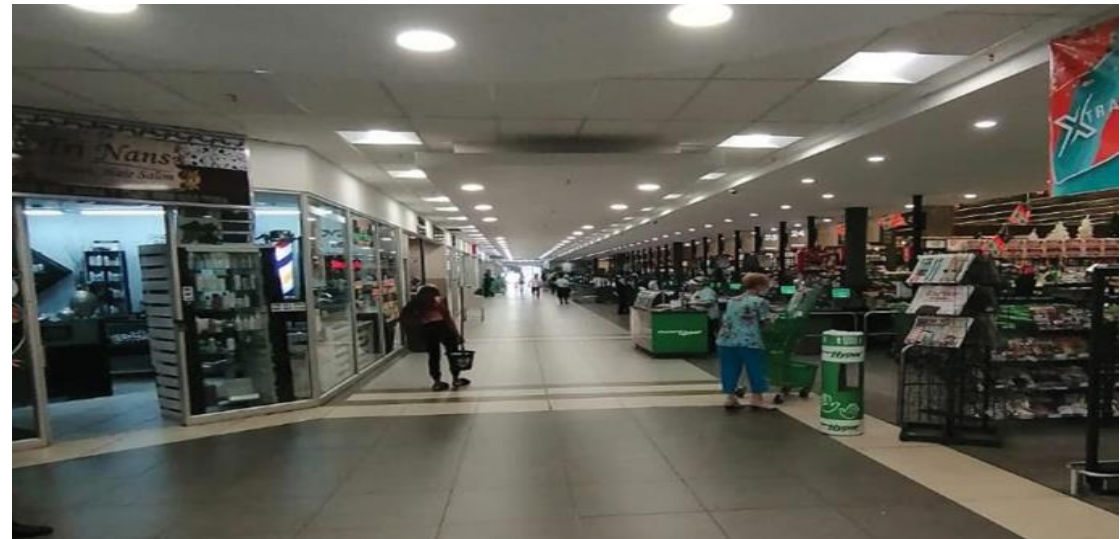


Shoprite Checkers Vanderbijlpark



GLA (m ²)	11 747
Property type	Retail
Location	Vanderbijlpark, Johannesburg
Tenant	Checkers, Pepkor
Occupancy at 1 July 24	98%
WALE at 1 July(Years)	2.4
Weighted average escalation at 1 July 24	6.1%

Financial period (1 July 2024 - 30 June 2025)	R	R/m ² (per month)
Net rental	17 336 027	122.98
Rates & taxes recovered	804 324	5.71
Total gross rental	18 140 351	128.69
Additional Income	89 280	0.63
Solar Income	1 396 879	9.91
Total income	19 626 510	139.23
Insurance	(412 513)	(2.93)
Property management fee	(617 306)	(4.38)
Contractual expenses	(1 373 463)	(9.74)
Rate & taxes expenses	(1 619 204)	(11.49)
Municipal expenses	655 727	4.65
Repairs & maintenance	(203 000)	(1.44)
Total net expenses	(3 569 759)	(25.32)
Total NPI	16 056 752	113.91



Pictures





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