



IZANDLA
Property Fund

105 President Street Johannesburg

Acquisition Opportunity
January 2026



Location	Franwell House 105 President Street,Johannesburg
GLA	6305m²
WALE as at Jan 2026 (years)	0.5
Weighted average escalation	0.0%
Occupancy as at Jan 2026	44.1%
Node	Johannesburg CBD

Financial period (1 Jan 2026 – 31 Dec 2026)	R	R/m² (per month)
Net rental	3 558 200	106.74
Rates & taxes recovered	61 680	0.82
Non-contractual	3 385 920	80.00
Total Gross Rental	7 005 800	92.60
Insurance	(305 799)	(4.04)
Property management fees	(105 087)	(1.39)
Contractual expenses	(274 891)	(3.63)
Rate & taxes expenses	(1 309 359)	(17.31)
Repairs & maintenance	(87 600)	(1.16)
Total net expenses	(2 082 737)	(27.53)
Total NPI	4 923 063	65.07

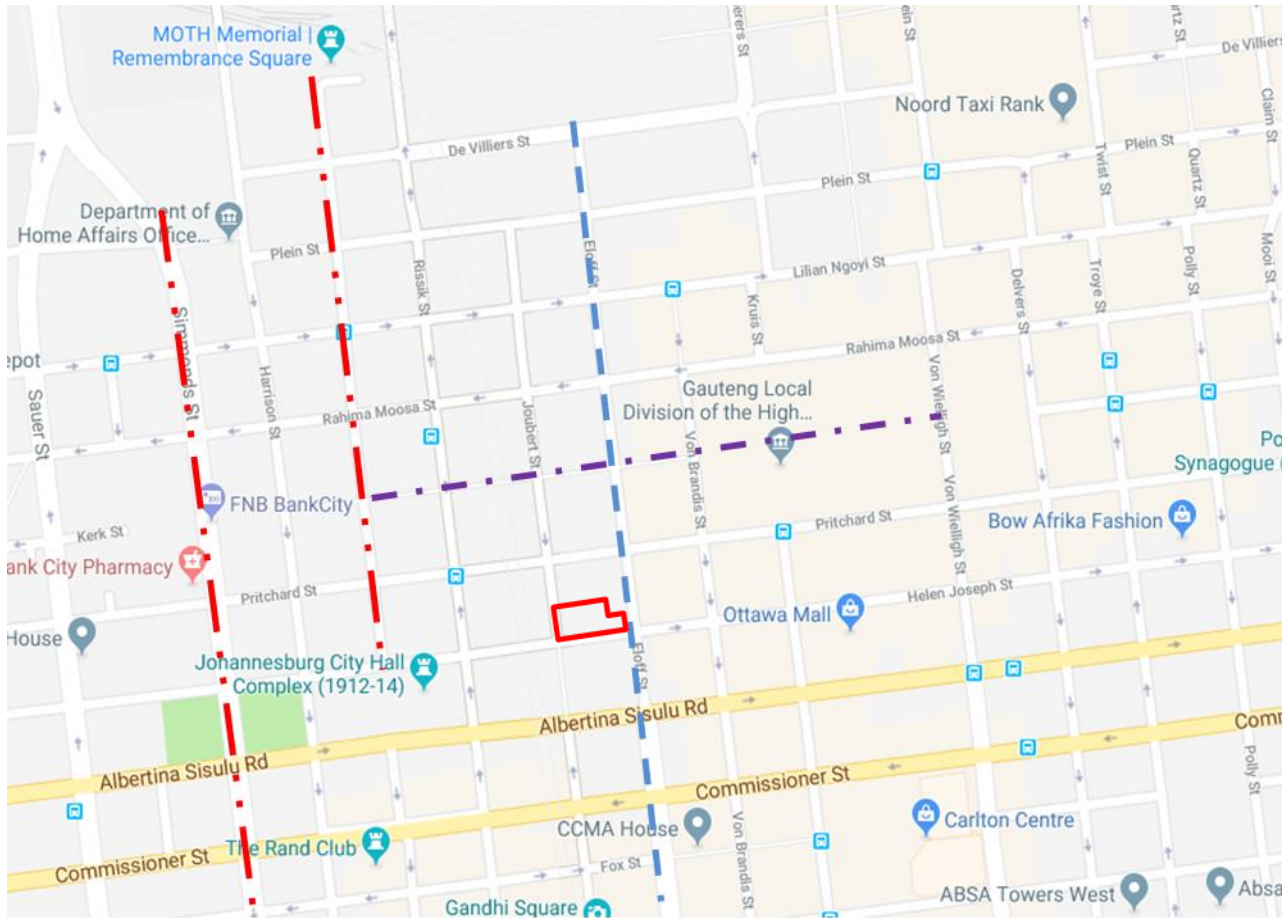
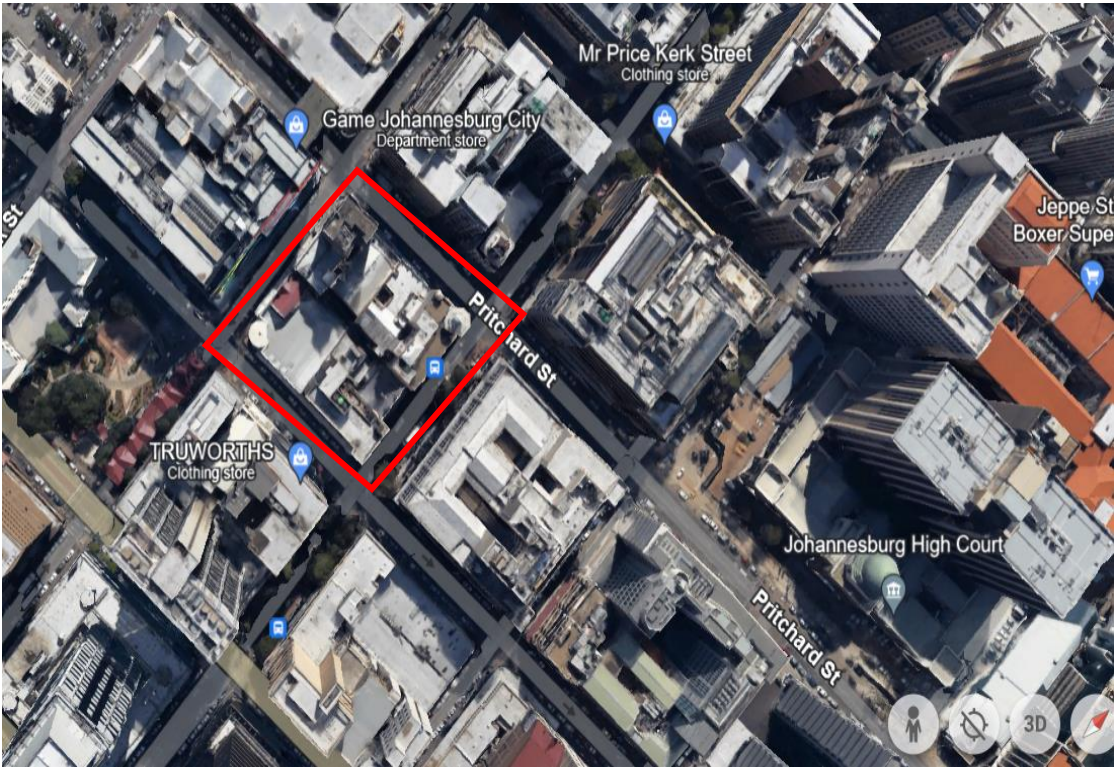
**Non-contractual rental based on a market rental of R80.0 m² for the 3 527.m² vacancy*

Tenant

JET

GLA –6305 m²

Location



 Foschini Building

 Metrobus Routes

 Rea-Vaya Routes



Johannesburg CBD Major
Bus Stop

 Informal traders



Eloff Street Train Station

Any enquiries as regards the information in this document should be directed to:

Contact Information

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