



IZANDLA
Property Fund

105 President Street, Johannesburg CBD

Acquisition Opportunity
June 2025

105 President Street



Location	Franwell House 105 President Street, Johannesburg
WALE as at June 2025 (years)	1.3
Weighted average escalation	5.00%
Occupancy as at June 2025	44.1%
Node	Johannesburg CBD

Financial period (1 June 2025 – 31 May 2026)	R	R/m ² (per month)
Net rental	3 448 261	103.44
Rates & taxes recovered	56 466	0.75
Non-contractual *	3 463 514	80.00
Total Gross Rental	6 968 241	92.10
Insurance	(291 693)	(3.86)
Property management fees	(112 901)	(1.49)
Contractual expenses	(265 128)	(3.50)
Rate & taxes expenses	(1 251 228)	(16.54)
Repairs & maintenance	(87 600)	(1.16)
Total net expenses	(2 008 550)	(26.55)
Total NPI	4 959 691	65.55

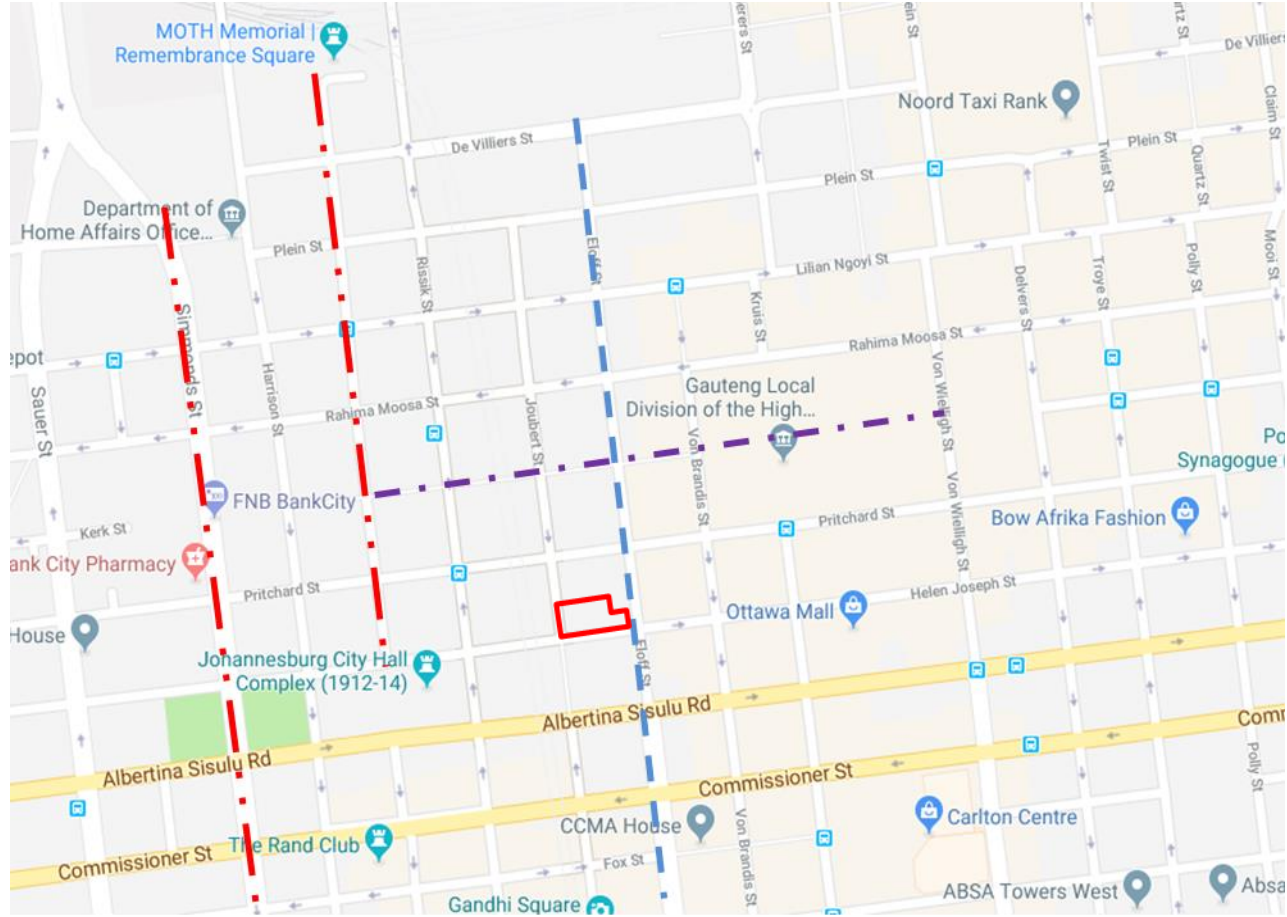
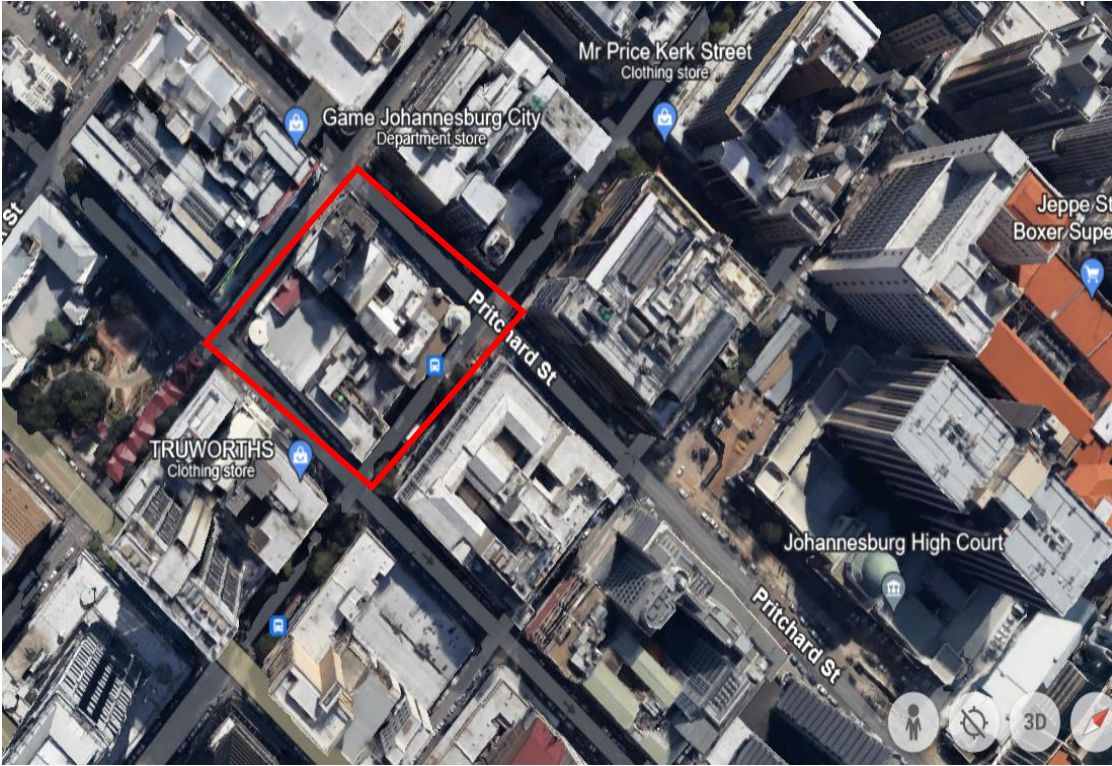
*Non-contractual rental based on a market rental of R80.0 m² for the 3 527.m² vacancy

Tenant

JET


GLA –6305 m²


Location





 Foschini Building

 Rea-Vaya Routes

 Informal traders

 Metrobus Routes

 Johannesburg CBD Major Bus Stop

 Eloff Street Train Station

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

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