



IZANDLA  
Property Fund

# 5 Latei Street, Isando

Acquisition Opportunity  
June 2025

# 5 Latei



|                              |                                      |
|------------------------------|--------------------------------------|
| Location                     | 5 Latei Street, Isando, Johannesburg |
| ERF                          | 549 Isando Ext 3                     |
| WALE as at June 2025 (years) | 0.0                                  |
| Weighted average escalation  | 0.0%                                 |
| Occupancy as at June 2025    | 0.0%                                 |
| Node                         | Isando                               |





| Financial Summary                  | R                | R/m <sup>2</sup> |
|------------------------------------|------------------|------------------|
|                                    |                  | (per month)      |
| <b>(1 June 2025 - 31 May 2026)</b> |                  |                  |
| Gross income - non - contractual   | 1 740 425        | 58.00            |
| <b>Total gross income</b>          | <b>1 740 425</b> | <b>58.00</b>     |
| Insurance expense                  | (69 600)         | (2.32)           |
| Rates and taxes expense            | (148 004)        | (4.93)           |
| <b>Total expenses</b>              | <b>(217 604)</b> | <b>(7.25)</b>    |
| <b>Total net property income</b>   | <b>1 522 821</b> | <b>50.75</b>     |

\*Based on market gross rental of R58/m<sup>2</sup>

## Tenant

Vacant

GLA – 2 501 m<sup>2</sup>

|   |                        |      |
|---|------------------------|------|
|  | Fire sprinklers        | Yes  |
|  | Eave heights           | 8.2m |
|  | Total roller doors     | 2    |
|   | No. of on grade doors  | 1    |
|  | No. of off grade doors | 1    |
|   | Superlink reticulation | No   |

| Supply Capacity | Current Transformers Installed | HT / LV | Maximum kVa / NMD | Single Phase | Three Phase |
|-----------------|--------------------------------|---------|-------------------|--------------|-------------|
| 300A            | 250/5                          | LV      | 173.2             | ✗            | ✓           |

## Location



## Overview



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### 5 Latei Street

5 Latei Street is located in Isando, an industrial area in the Johannesburg suburb of Kempton Park which is in close proximity to OR Tambo International airport

There is access to public transport (Gautrain, Metrorail trains, bus services and taxis) and the property is easily accessible to major road networks such as the R21, N12 and R24. As well as a power supply of 300amps.

# Pictures

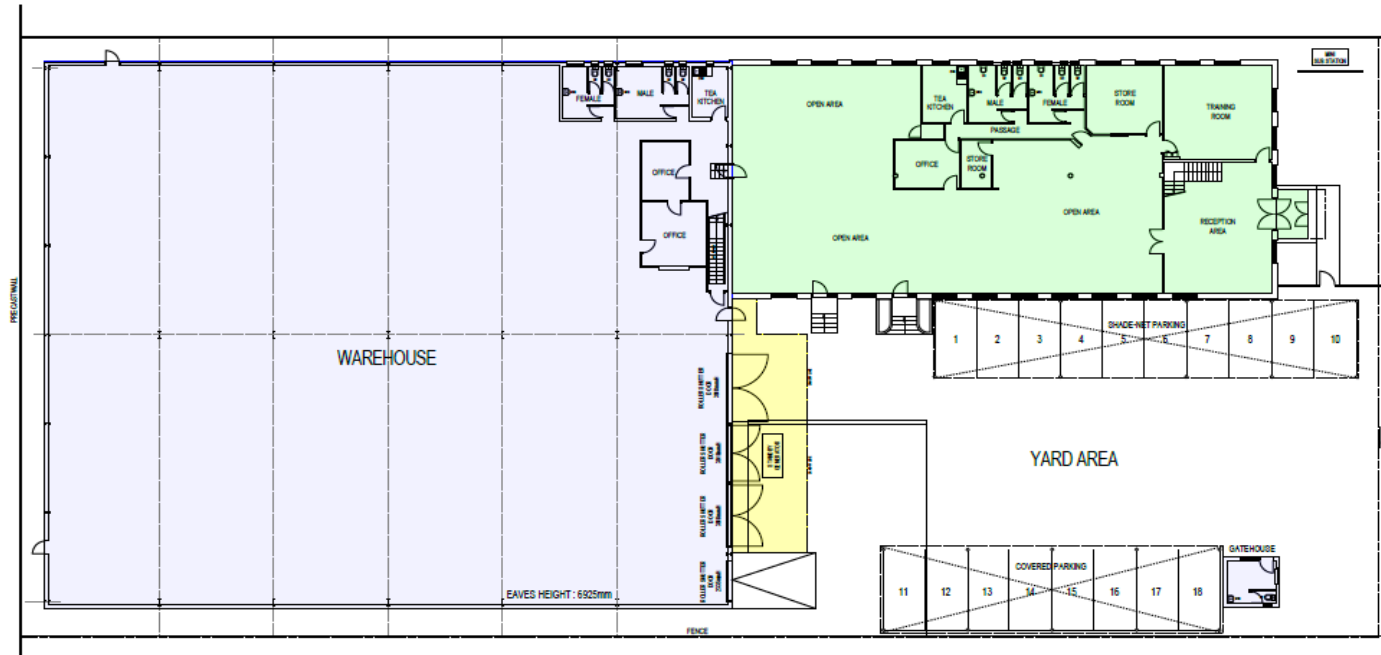


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# Site Layout



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**SITE PLAN**  
SCALE 1 : 250 @ A3

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

## Contact Information

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