



IZANDLA
Property Fund

5 Latei Street, Isando

Acquisition Opportunity
October 2025

5 Latei



Location	5 Latei Street, Isando, Johannesburg
ERF	549 Isando Ext 3
WALE as at Oct 2025 (years)	4.6
Weighted average escalation	8.0%
Occupancy as at Oct 2025	100%
Node	Isando

Financial Summary (1 Oct 25 - 30 Sept 2026)	R	R/m²
Net Rental	1 550 620	51.67
Insurance increases	2 805	0.09
Rates & Taxes increases	129 522	4.32
Total gross income	1 682 948	56.08
Insurance Expense	(72 939)	(2.43)
Rates and Taxes Expense	(267 414)	(8.91)
Total Expenses	(340 354)	(11.34)
Total Net Property Income	1 342 594	44.74

Tenant
Samy Catering
GLA – 2 501 m²

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

🔥	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

Location



Overview



IZANDLA
Property Fund

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

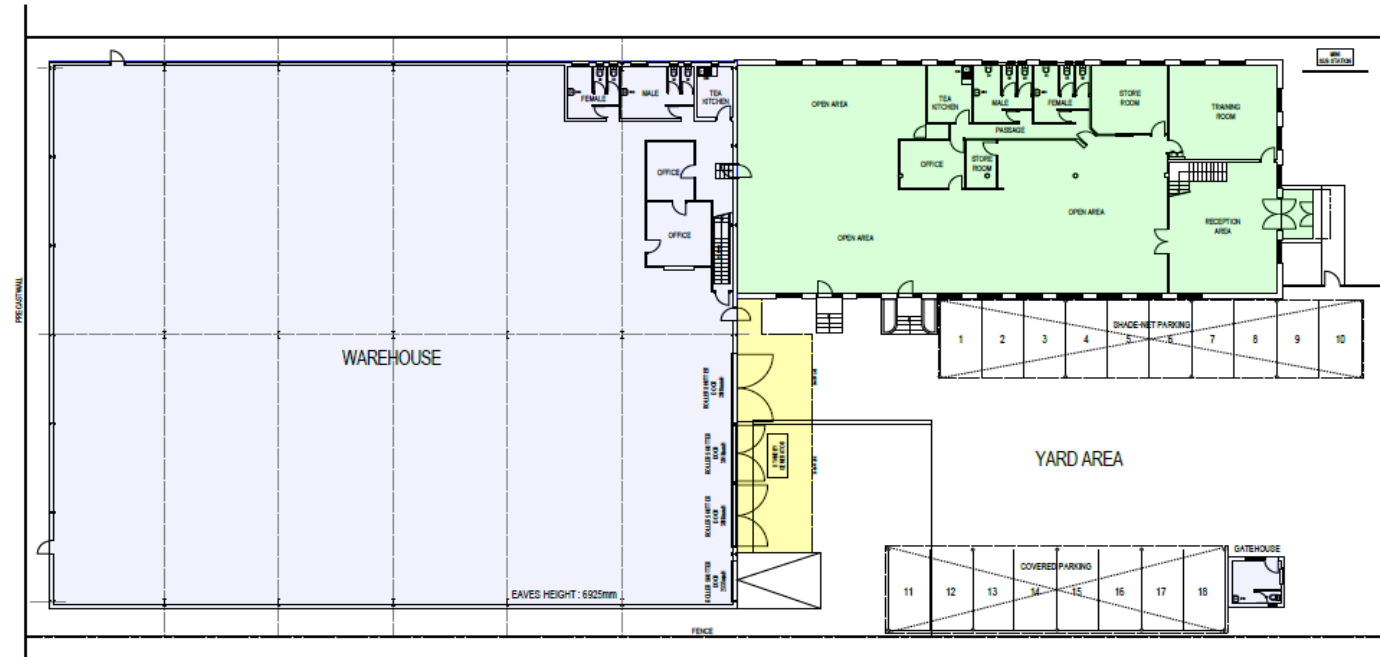


ZANDLA
Property Fund

Site Layout



IZANDLA
Property Fund



SITE PLAN

SCALE 1 : 250 @ A3

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

Contact Information

Daniel Des Tombe

Mobile: +27 72 535 0942

Email: daniel.destombe@burstone.com



Disclaimer

This Information Pack has been prepared by Izandla Property Fund ("IZF") for the purposes of providing information to third party prospective purchasers in relation to the sale and purchase of the property more fully referred to herein.

The Information Pack ("Info Pack") contained herein is provided on a strictly confidential basis and is not to be distributed or reproduced in whole or in part without the prior written consent of IZF.

Any person who reads, uses or relies on the information contained herein is presumed to have obtained his/ her/ its own independent legal, taxation, financial and/ or investment advice and if such advice has not been obtained, that he/she/it is capable of and has in fact evaluated the merits and risks of any investment or other decision with respect to a property transaction, its sustainability and its financial, taxation, accounting and legal implications without any reliance on this Info Pack.

Any interested party should make their own independent investigations and analysis of the properties and obtain independent financial, taxation, accounting, legal and other advice to assist them in making their decisions and assessment appropriate to their particular circumstances.

This Info Pack does not purport to contain all the information that a prospective third party purchaser or any other interested party may require and it is intended to be a guide only. It does not constitute advice, including without limitation, investment or any other type of advice.

The information contained herein does not constitute an invitation, tax advice, or contract whether for sale or otherwise. It does not take into account the individual circumstances, financial objectives, financial situation or requirements of the prospective third party purchasers.

The information contained herein has been provided to IZF by third parties and as such has not been independently verified by IZF and accordingly IZF cannot and does not warrant the correctness thereof. Any projections or analysis represents estimates only and may have been based on assumptions, which while reasonable, may not be correct and may not reflect future circumstances. Actual results may differ from projected results and these variations may be material. Users should accordingly not rely on any information contained herein as a statement or representation of fact and must accordingly make their own enquiries and satisfy themselves of the correctness of all aspects thereof including without limitation income, rentals, dimensions, areas, zoning and permits.

While the information contained in this Information Pack has been prepared in good faith and with due care, no representations are made as to the accuracy, currency, completeness, suitability or otherwise of such information. IZF, its officers, employees, agents and sub-contractors shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use or reliance on such information. IZF does not accept responsibility for any loss or damage, howsoever occurring resulting from the use or reliance on the information by any person.