



IZANDLA
Property Fund

5 Latei Street, Isando

Acquisition Opportunity
January 2026

5 Latei



Location	5 Latei Street, Isando, Johannesburg
ERF	549 Isando Ext 3
WALE as at Jan 2026 (years)	4.3
Weighted average escalation	8.0%
Occupancy as at Jan 2026	100%
Node	Isando

Financial Summary (1 Jan 2026 - 31 Dec 2026)	R	R/m²
Net Rental	1 580 632	52.67
Insurance increases	4 208	0.14
Rates & Taxes increases	131 316	4.38
Total gross income	1 716 156	57.19
Insurance Expense	(74 342)	(2.48)
Rates and Taxes Expense	(234 926)	(7.83)
Total Expenses	(309 268)	(10.31)
Total Net Property Income	1 406 889	46.88

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



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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



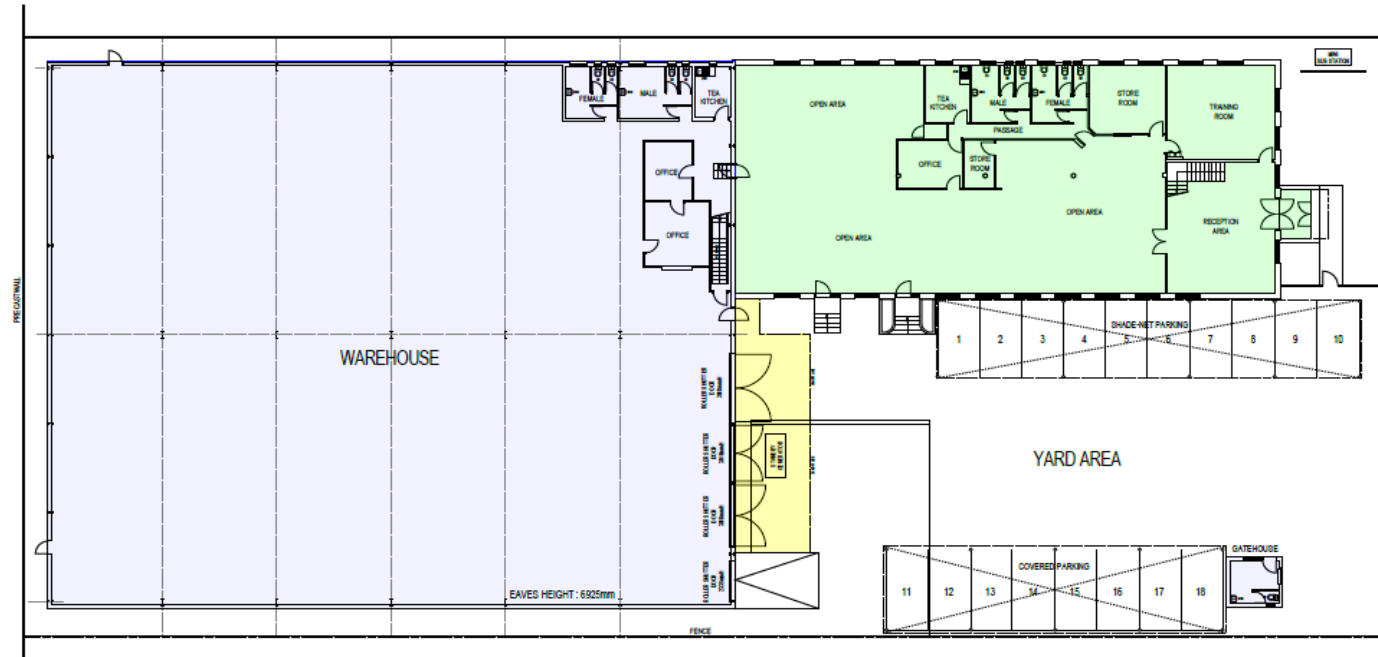
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Site Layout



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SITE PLAN

SCALE 1 : 250 @ A3

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

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