



IZANDLA  
Property Fund

# 105 President Street, Johannesburg CBD

Acquisition Opportunity  
1 January 2025

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REAL ESTATE PARTNERS

# 105 President Street



Location	Franwell House 105 President Street, Johannesburg
WALE as at Jan 2025 (years)	1.7
Weighted average escalation	5.00%
Occupancy as at Jan 2025	44.1%
Node	Johannesburg CBD

Financial period (1 Jan 2025 – 31 Dec 2025)	R	R/m <sup>2</sup> (per month)
Net rental	3 297 142	98.91
Rates & taxes recovered	52 351	0.69
Non-contractual *	3 385 920	80.00
<b>Total Gross Rental</b>	<b>6 735 413</b>	<b>89.02</b>
Insurance	(285 885)	(3.78)
Property management fees	(109 685)	(1.45)
Contractual expenses	(266 923)	(3.53)
Rate & taxes expenses	(1 382 399)	(18.27)
Repairs & maintenance	(87 600)	(1.16)
<b>Total net expenses</b>	<b>(2 132 492)</b>	<b>(28.19)</b>
<b>Total NPI</b>	<b>4 602 921</b>	<b>60.84</b>

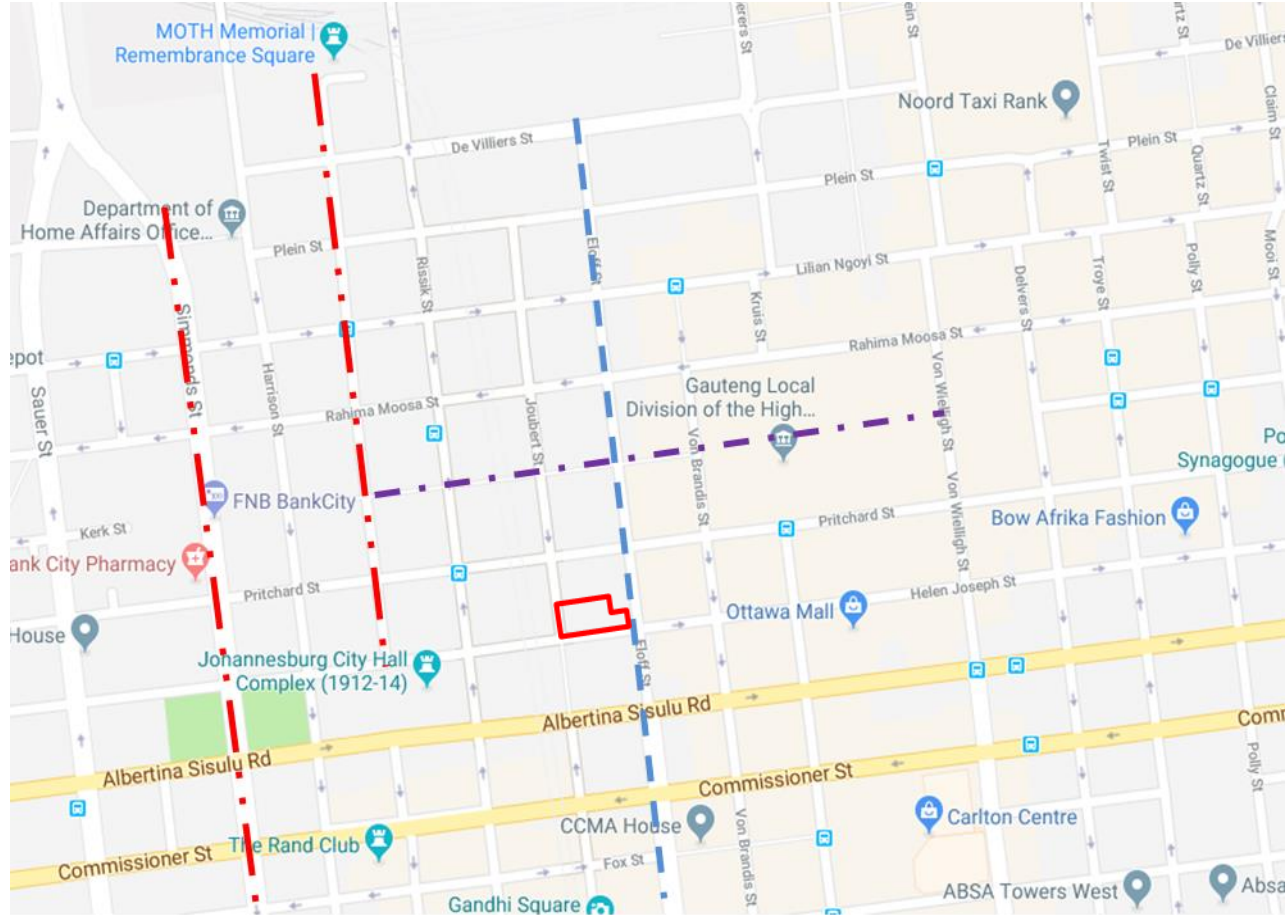
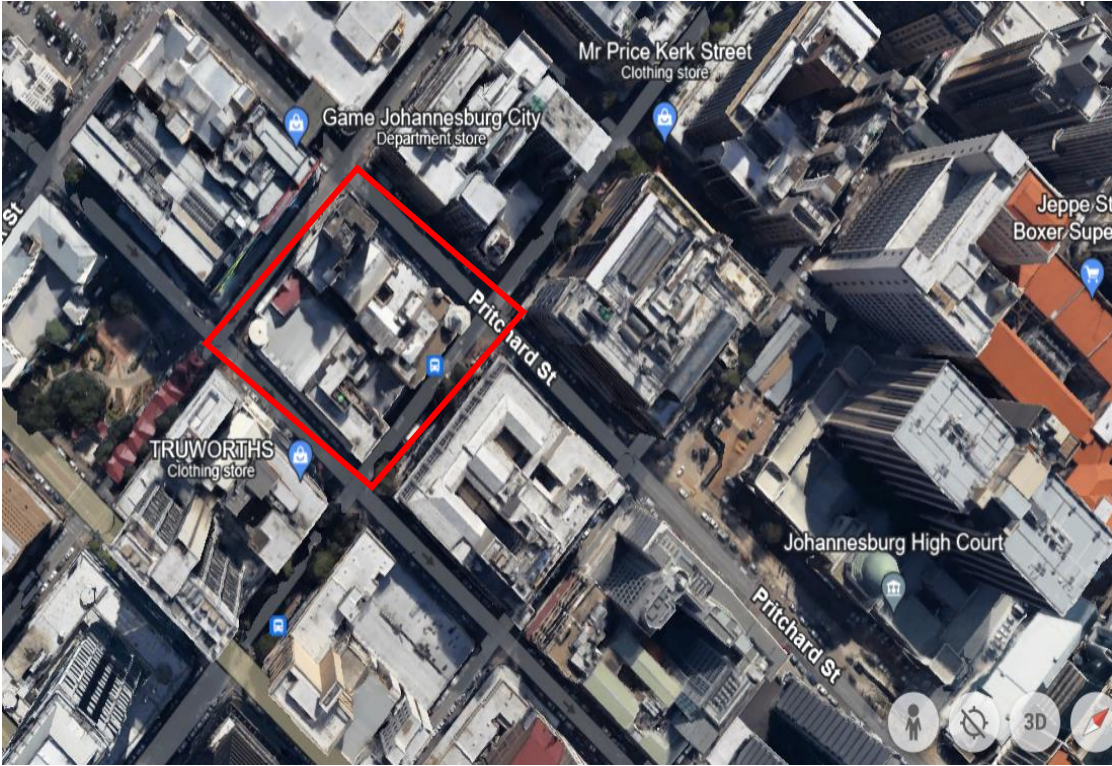
\*Non-contractual rental based on a market rental of R80.0 m<sup>2</sup> for the 3 527.m<sup>2</sup> vacancy

Tenant

JET


GLA –6305 m<sup>2</sup>


# 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:

## Contact Information

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