



IZANDLA  
Property Fund

# 5 Latei Street, Isando

Acquisition Opportunity  
January 2025

# 5 Latei



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

Financial Summary	R	R/m <sup>2</sup> (per month)
<b>(1 Jan 2025 - 31 Dec 2025)</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	(63 007)	(2.10)
Rates and taxes expense	(107 754)	(3.59)
<b>Total expenses</b>	<b>(170 761)</b>	<b>(5.69)</b>
<b>Total net property income</b>	<b>1 569 664</b>	<b>52.31</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

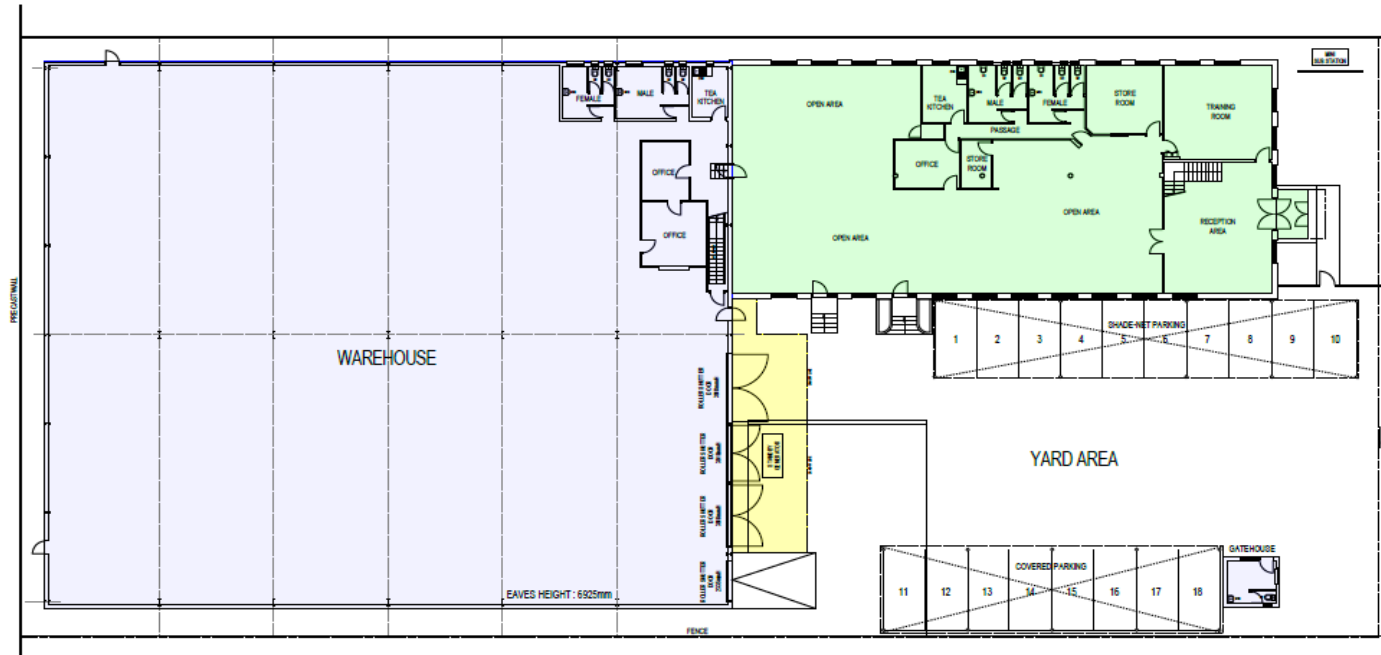


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# Site Layout



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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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