

Transform potential

34 Ingersol, Lynwood, Pretoria

Acquisition Opportunity

AS AT 1 JANUARY 2025

Executive Summary



34 Ingersol, Lynnwood

The property is located in Lynnwood Glen, Pretoria.

Immediate access to the Atterbury interchange of the N1 Highway, with direct access off Atterbury Road. Retail amenities include Menlyn Park Shopping Centre and Menlyn Maine.

The building allows for signage and exposure onto Atterbury Drive.

The entire property is occupied by Vega School and will be vacating at the end of lease expiry 31 Dec 2024 . A new lease will be commencing with IMM from 1 February 2025 for 5 years.



GLA of
2,378m²

Occupancy of
100%

Weighted average lease
expiry of **5.0 years**

Property and Financial Information



34 Ingersol



GLA (m²) 2,378



Property type Commercial



Location 34 Ingersol Road ,Lynnwood
Glen, Pretoria



Tenant IMM



Occupancy at Jan 2025 100%



WALE at Jan 2025 (Years) 5.0



Weighted average escalation at Jan 2025 8.0%

Financial period (1 Jan 2025 - 31 Dec 2025)	R	R/m ² (per month)
Net rental	2 909 844	101.97
Rates & taxes recovered	854 520	29.95
Ops recovered	979 277	34.32
Total Gross Rental	4 743 641	166.23
Covered Parking	144 000	5.05
Open parking	210 000	7.36
Basement parking	596 400	20.90
Total Income	5 694 041	199.54
Rate & taxes expenses	(854 520)	(29.95)
Insurance expenses	(95 616)	(3.35)
Contractual expenses	(408 275)	(14.31)
Property Managemnet fees	(85 411)	(2.99)
Repairs & maintenance	(102 933)	(3.61)
Total Net Expenses	(1 546 755)	(54.20)
Total NPI	4 147 286	145.34



Pictures





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