

Transform potential

# Intercare, Fourways

Acquisition Opportunity

AS AT 1 JANUARY 2025



# Executive Summary



GLA of  
**2,575m<sup>2</sup>**

Occupancy of  
**100%**

Weighted average lease  
expiry of **5.2 years**

## Intercare Fourways

The property is located on the corner of Short Street and Fourways Boulevard in the heart of Fourways.

The Fourways node is bound by Uranium Road to the north, Main Road to the east, Winnie Mandela intersection to the south and Waterford Estate to the west.








With a strategic location offering easy access to major highways (N1) and a growing population, the dynamic node boasts of a combination of retail, office and entertainment spaces and presents a prime opportunity for commercial property investment.

Intercare Fourways, is directly opposite Fourways Mall Leroy Merlin. The property is also in close proximity to other shopping destinations which include Monte Casino, Fourways Crossing and Leaping Frog

# Property and Financial Information



## Intercare Fourways

	GLA (m <sup>2</sup> )	2 575
	Property type	Commercial
	Location	Cnr Fourways Blvd & Short St, Witkoppen
	Tenant	Intercare & Clicks
	Occupancy at Jan 2025	100%
	WALE at Jan 2025 (years)	5.2
	Weighted average escalation at Jan 2025	7.0%

Financial period (1 Jan 2025 - 31 Dec 2025)	R	R/m <sup>2</sup> (per month)
Net rental	5 207 456	168.53
Ops recovered	1 215 075	39.32
Rates & taxes recovered	705 517	22.83
<b>Total Gross Rental</b>	<b>7 128 049</b>	<b>230.68</b>
Storage	151 959	4.92
Open parking	23 838	0.77
Basement parking	278 107	9.00
<b>Total Income</b>	<b>7 581 952</b>	<b>245.37</b>
Property management fee	(113 729)	(3.68)
Insurance expenses	(136 000)	(4.40)
Contractual expenses	(777 199)	(25.15)
Rate & taxes expenses	(705 517)	(22.83)
Repairs & maintenance	(178 991)	(5.79)
<b>Total Net Expenses</b>	<b>(1 911 436)</b>	<b>(61.86)</b>
<b>Total NPI</b>	<b>5 670 516</b>	<b>183.51</b>



# Pictures





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