

Transform potential

The Braes, Bryanston

Acquisition Opportunity

AS AT 1 JANUARY 2025



Executive Summary



GLA of
4,190m²

Occupancy of
100%

Weighted average lease
expiry of **1.9 years**

The Braes








The building is located on cnr Winnie Mandela and Bryanston Drive and in close proximity to Nicolway Shopping Centres in Bryanston. It can be easily accessed from the N1 highway and all major public transport routes.

The node is considered to be the area adjacent to the intersection between the Western Bypass and Winnie Mandela Drive, including Peter Place. Close proximity to other large corporates (Nestle, SAB, Dimension Data), shopping centres and schools.

The buildings are tenanted on long term leases with the likes of Richfield, AAA School of Advertising, and Hamtern Financial Services

Property and Financial Information



The Braes		
	GLA (m ²)	4 190
	Property type	Commercial
	Location	3 & 5 Eaton Avenue, Bryanston, Johannesburg
	Tenant	Richfield Graduate Institute of Tech, Stratford Property Ventures, AAA School Of Advertising, Foxvest, Hamtern Financial Services
	Occupancy at Jan 2025	100%
	WALE at Jan 2025 (years)	1.9
	Weighted average escalation at Jan 2025	7.0%

Financial period (1 Jan 2025 – 31 Dec 2025)	R	R/m ² (per month)
Net rental	4 857 525	95.50
Ops recovered	2 065 087	40.60
Rates & taxes recovered	1 458 532	28.68
Total Gross Rental	8 381 144	164.78
Storage	31 361	0.62
Open parking	504 057	9.91
Covered parking	33 463	0.66
Basement parking	956 581	18.81
Total Income	9 906 606	194.77
Insurance expense	(210 678)	(4.14)
Property management fee	(148 599)	(2.92)
Contractual expenses	(353 161)	(6.94)
Levies	(1 064 738)	(20.93)
Rate & taxes expenses	(1 461 643)	(28.74)
Municipal expenses	34 141	0.67
Repairs & maintenance	(225 808)	(4.44)
Total Net Expenses	(3 430 486)	(67.45)
Total NPI	6 476 120	127.32



Pictures





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