

Transform potential

Audi, Menlyn

Acquisition Opportunity

AS AT 1 JANUARY 2025



Executive Summary



Audi, Menlyn

Location: Garsfontein Rd & January Masilela Drive, Waterkloof Glen, Pretoria

The Node –Sub-node Overview

- Situated on the Eastern suburbs of Pretoria with excellent road visibility.
- Single use tenant
- High visibility and excellent accessibility

The building is tenanted by Audi on a long term renewal for a 5 Year period.








GLA of
6 785m²

Occupancy of
100%

Weighted average lease
expiry of **4.8 years**

Property and Financial Information



Audi, Menlyn		
	GLA (m ²)	6 785
	Property type	Retail
	Location	Menlyn, Pretoria
	Tenant	Mccarthy Limited / TA Audi Menlyn
	Occupancy at Jan 2025	100%
	WALE at Jan 2025(Years)	4.8
	Weighted average escalation at Jan 2025	6.0%

Financial period	R	R/m ² (per month)
(1 Jan 2025 – 31 Dec 2025)		
Net rental	7 650 000	93.96
Rates & taxes recovered	881 285	10.82
Total Gross Rental	8 531 285	104.78
Property management fee	(127 969)	(1.57)
Rate & taxes expenses	(881 285)	(10.82)
Repairs & maintenance	(26 500)	(0.33)
Total Net Expenses	(1 035 754)	(12.72)
Total NPI	7 495 531	92.06



Pictures





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