

Transform potential

McCarthy, Menlyn

Acquisition Opportunity

AS AT 1 JANUARY 2025



Executive Summary



McCarthy , Menlyn

Location: 289 January Masilela Drive ,
Waterkloof Glen, Pretoria

The Node –Sub-node Overview

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

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








GLA of
7 346m²

Occupancy of
100%

Weighted average lease
expiry of **4.7 years**

Property and Financial Information



VW, Menlyn		
	GLA (m ²)	7 346
	Property type	Retail
	Location	Menlyn, Pretoria
	Tenant	Mccarthy (Pty) Limited / Vw McCarthy Menlyn
	Occupancy at Jan 2025	100%
	WALE at Jan 2025 (Years)	4.7
	Weighted average escalation at Jan 2025	6.0%

Financial period	R	R/m ² (per month)
(1 Jan 2025 – 31 Dec 2025)		
Net rental	9 390 833	106.53
Rates & taxes recovered	1 509 930	17.13
Total Gross Rental	10 900 763	123.66
Property management fee	(163 511)	(1.85)
Rate & taxes expenses	(1 509 935)	(17.13)
Repairs & maintenance	(26 500)	(0.30)
Total Net Expenses	(1 699 947)	(19.28)
Total NPI	9 200 816	104.37



Pictures





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