

# RENT REPORT

The most comprehensive rental analysis report available for the South African market

## Sunninghill, Sandton, Gauteng

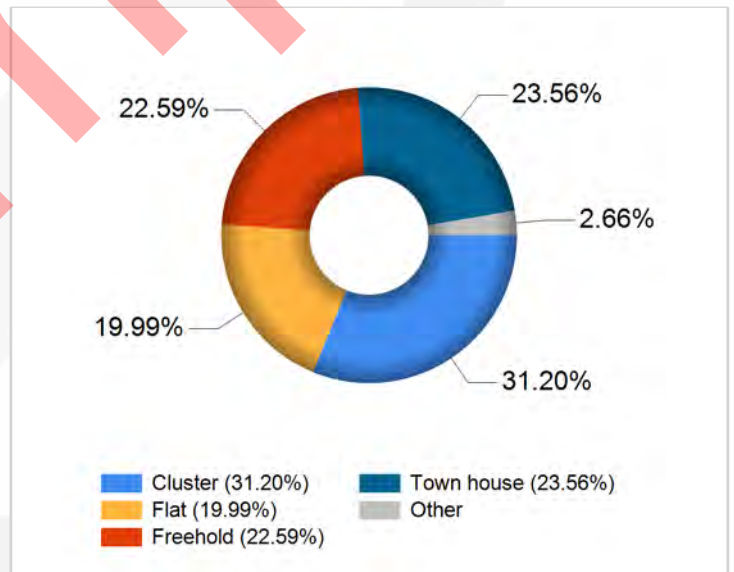
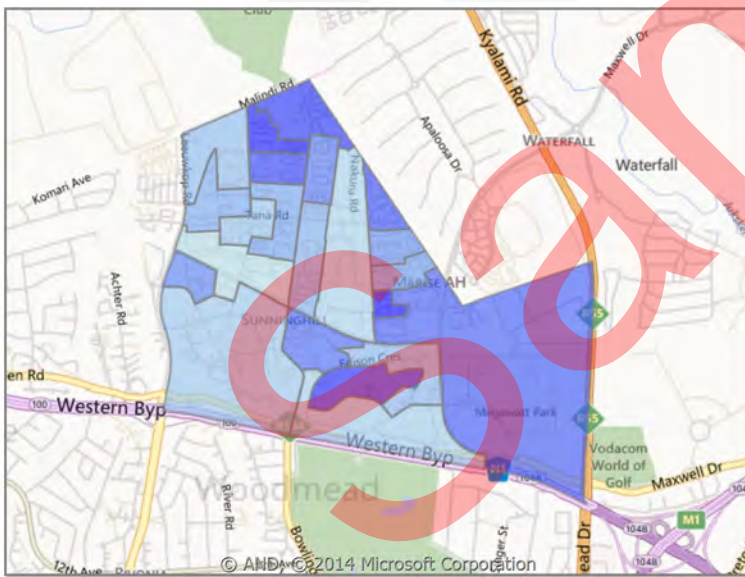
Generated: 16 May, 2014



- 1 Existing property demographics
- 2 Existing household demographics
- 3 TPN rental payment index and goodstanding ratios
- 4 TPN rental price index and price distribution

## PROPERTY TYPES

The below section provides you with an overview of the type of properties available in the specified area



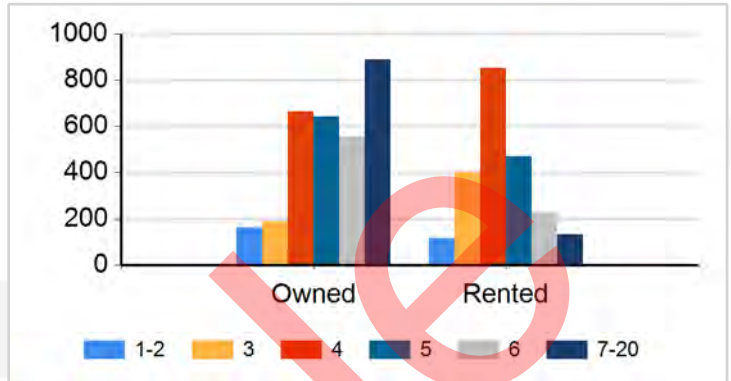
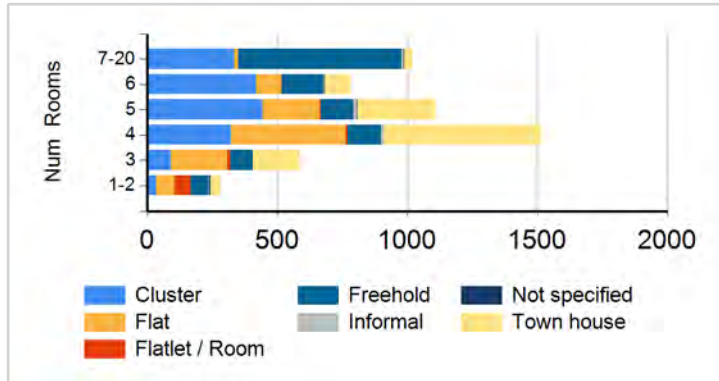
	All Properties	All Properties (Percentage)	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Other	240	4.53%	45	15	48	99	3	6	24
Owned/Bonded	2,121	40.03%	792	276	18	582	12	9	432
Owned/PaidOff	741	13.99%	261	96		228	9		147
Rented	2,196	41.45%	555	672	21	288	15		645
<b>Total</b>	<b>5,298</b>	<b>100 %</b>	<b>1,653</b>	<b>1,059</b>	<b>87</b>	<b>1,197</b>	<b>39</b>	<b>15</b>	<b>1,248</b>

Source: 2011 Census data - Statistics South Africa

## PROPERTY SIZE

The below section provides you with an overview of the size of properties available in the specified area

[Hint: property size is based on number of rooms (excl bathrooms / kitchens) and not number bedrooms]

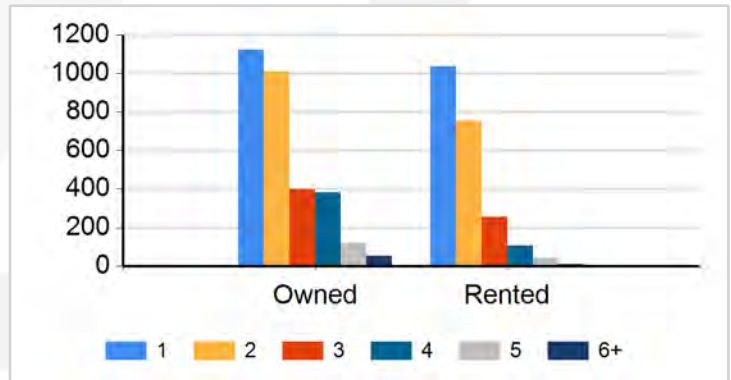
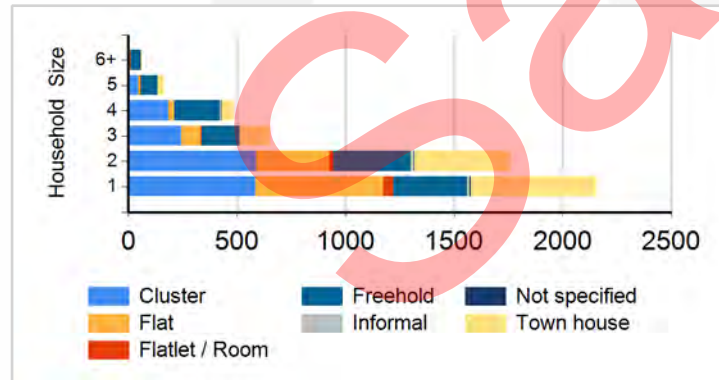


Number of Rooms	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
1-2	5.32%	5.33%	36	72	60	69	3	6	36
3	11.10%	18.17%	93	216	12	87			180
4	28.60%	38.80%	324	441	6	129	12		603
5	20.95%	21.31%	444	219	6	126	12	3	300
6	14.78%	10.38%	420	96	3	159	3	3	99
7-20	19.25%	6.01%	336	15		627	9	3	30

Source: 2011 Census data - Statistics South Africa

## HOUSEHOLD SIZE

The below section provides you with an overview of the number of people living in each dwelling in the specified area

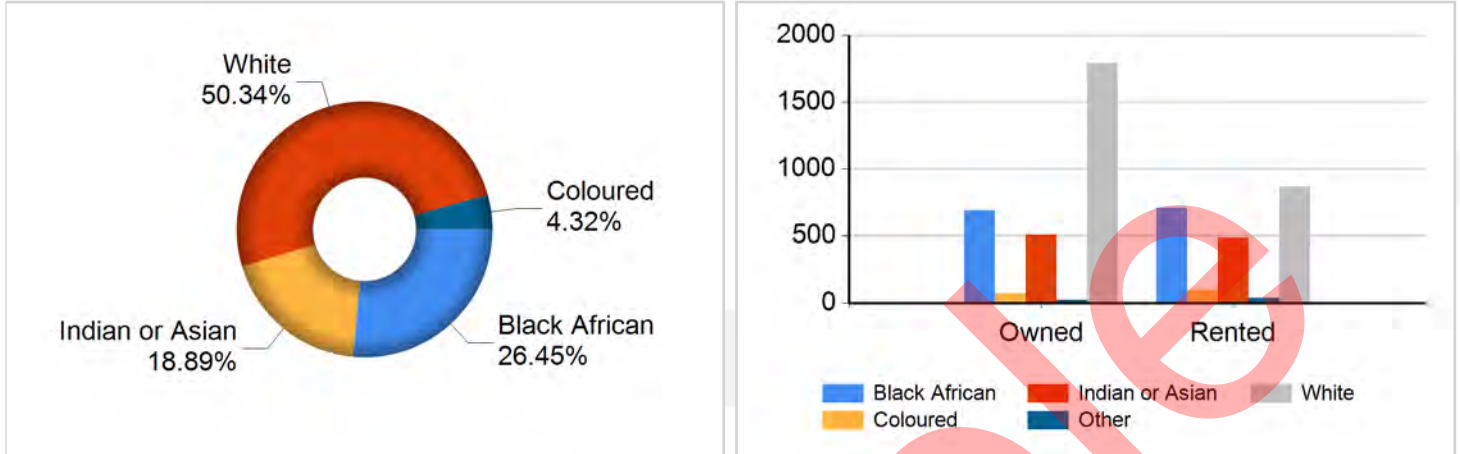


Household size	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
1	40.83%	46.94%	585	588	48	339	12	6	579
2	33.33%	34.15%	588	339	15	357	15	3	444
3	12.32%	11.56%	243	90	6	174	3		135
4	9.20%	4.90%	186	27		207	6	3	57
5	3.12%	2.04%	45	9	3	78			30
6+	1.19%	0.41%	6	3	3	42		3	6

Source: 2011 Census data - Statistics South Africa

## POPULATION GROUP

The below section provides you with an overview of the population group living in the specified area

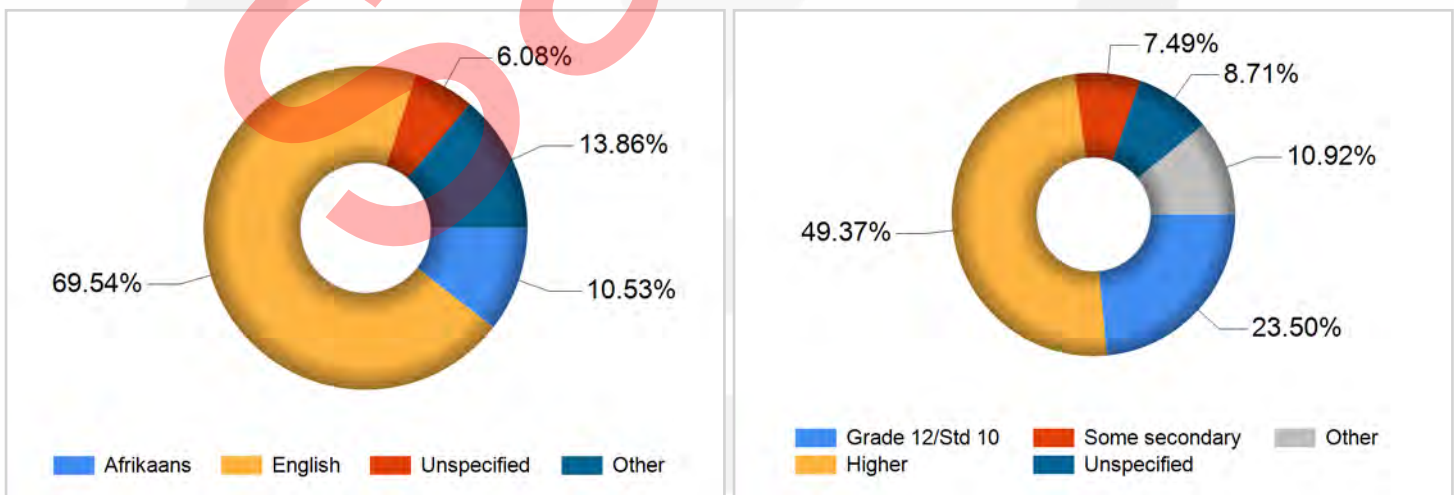


Population Group	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Black African	26.45%	32.15%	336	279	66	339	12	6	357
Coloured	3.19%	4.50%	57	36		24			51
Indian or Asian	18.89%	22.21%	255	312		156	6	3	264
White	50.34%	39.37%	996	408	12	654	15	6	564
Other	1.14%	1.77%	12	21	3	12	3		9
<b>Total</b>	<b>100 %</b>	<b>100 %</b>	<b>1,656</b>	<b>1,056</b>	<b>81</b>	<b>1,185</b>	<b>36</b>	<b>15</b>	<b>1,245</b>

Source: 2011 Census data - Statistics South Africa

## LANGUAGE AND EDUCATION

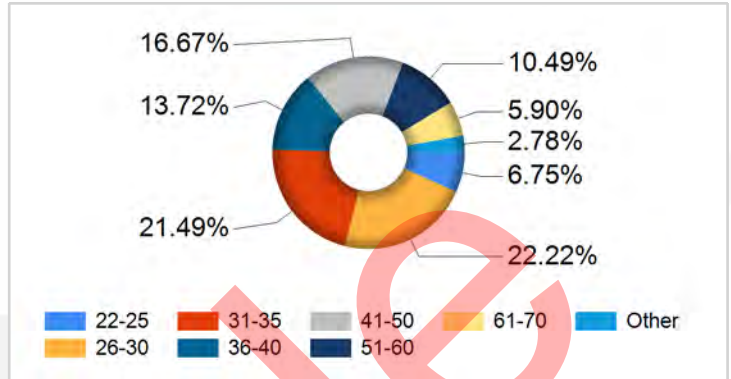
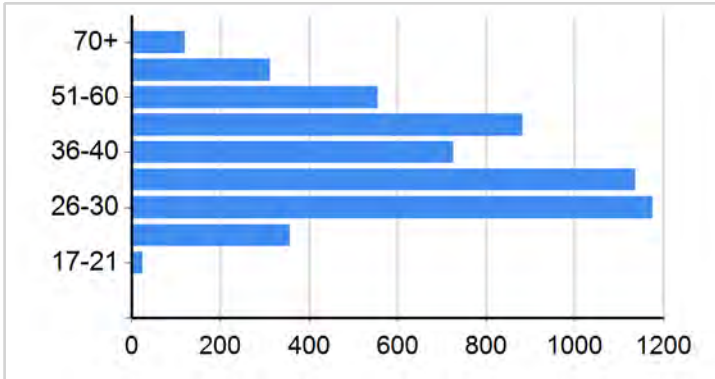
The below section provides you with an overview of the spoken language and education level in the specified area



Source: 2011 Census data - Statistics South Africa

## HOUSEHOLD HEAD AGE

The below section provides you with an overview of the age of the population in the specified area

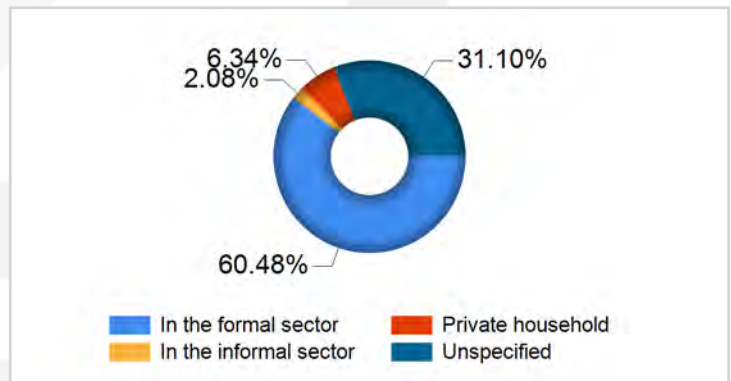
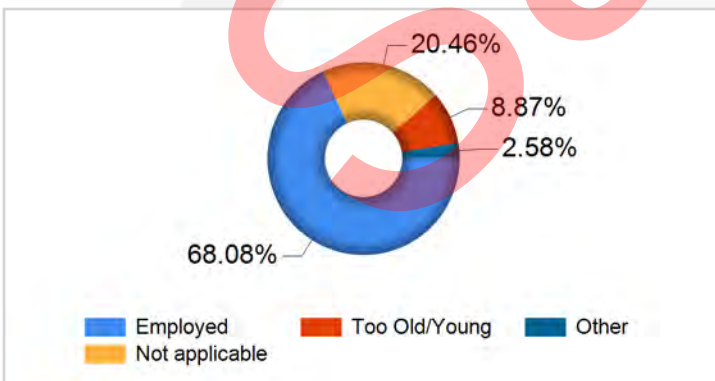


Age of Household head	All Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
Under 16	0.06%				3			
17-21	0.45%	6	6		6			6
22-25	6.75%	69	150	3	27	3		105
26-30	22.22%	306	390	15	132	6	3	324
31-35	21.49%	357	243	12	183	6	3	333
36-40	13.72%	252	96	3	189	6	3	177
41-50	16.67%	315	96	18	282	12	3	156
51-60	10.49%	201	33	21	219		3	78
61-70	5.90%	102	27		123			60
70+	2.27%	45	18	3	39			15

Source: 2011 Census data - Statistics South Africa

## EMPLOYMENT STATUS

The below section provides you with an overview of the employment status of the population in the specified area

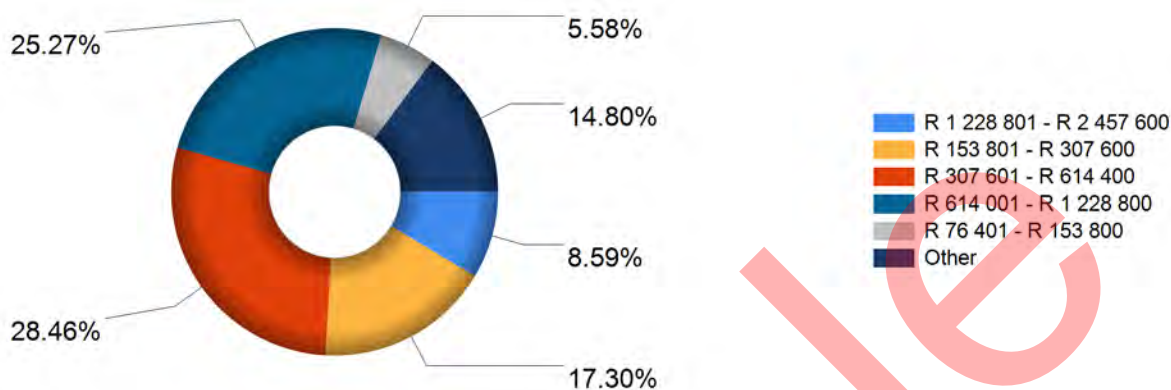


Sector Type	Discouraged work-seeker	Employed	Not applicable	Too Old/Young	Unemployed	Total
In the formal sector		6,648	162			60.48%
In the informal sector		225	9			2.08%
Private household		696	18			6.34%
Unspecified	15	96	2,115	999	276	31.10%

Source: 2011 Census data - Statistics South Africa

## ANNUAL HOUSEHOLD INCOME

The below section provides you with an overview of the income earned by the entire household in the specified area

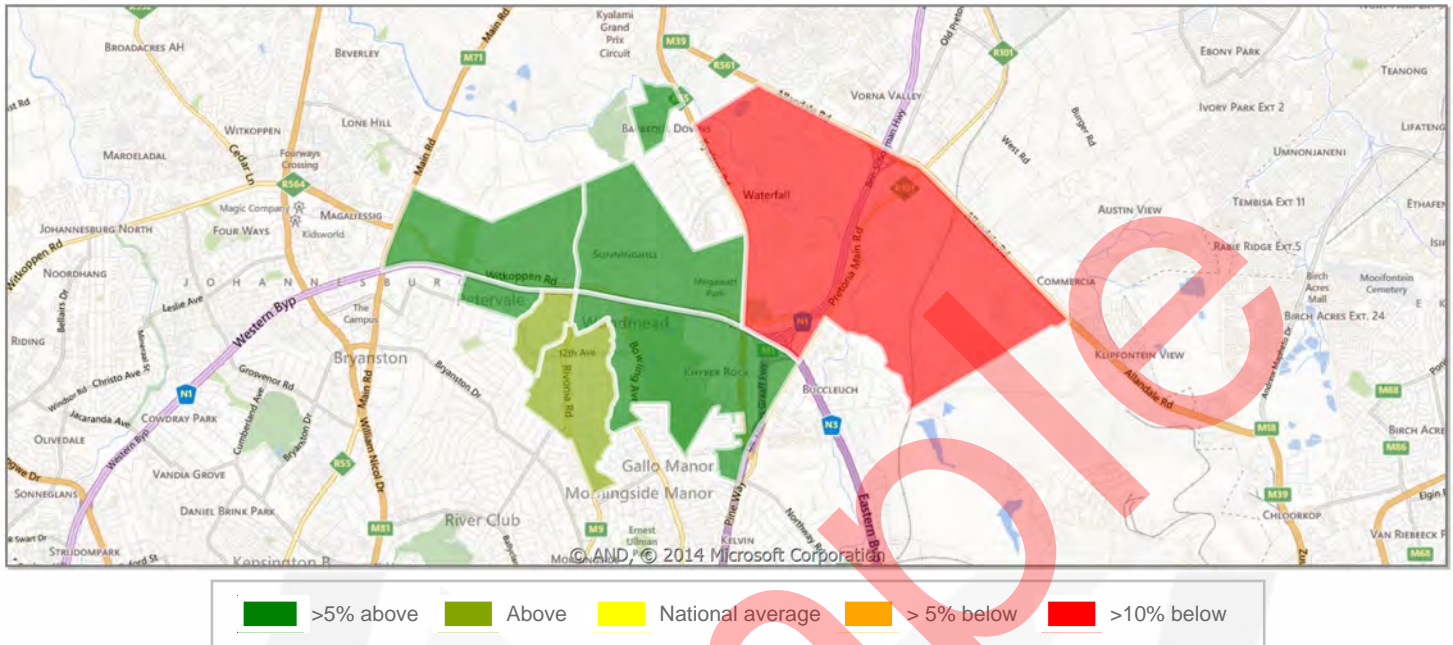


Annual household income	All Properties	Rental Properties	Cluster	Flat	Flatlet / Room	Freehold	Informal	Not specified	Town house
R 1 - R 4800	0.28%	0.14%	3	3		3			6
R 4801 - R 9600	0.46%	0.41%	9	3		6			6
No income	3.81%	2.85%	57	27		60	3	3	51
R 9601 - R 19 600	1.42%	1.22%	24	12	12	21			6
R 19 601 - R 38 200	3.19%	1.49%	45	6	30	78			9
R 38 201 - R 76 400	2.45%	2.45%	27	15	6	48			33
R 76 401 - R 153 800	5.58%	7.34%	63	75	3	66	6		81
R 153 801 - R 307 600	17.30%	23.64%	246	267	6	135	3		255
R 307 601 - R 614 400	28.46%	32.47%	420	363		264	9		444
R 614 001 - R 1 228 800	25.27%	21.06%	498	225	12	321	9	6	261
R 1 228 801 - R 2 457 600	8.59%	4.62%	201	39	3	138	3	3	66
R 2 457 601 or more	3.19%	2.31%	63	21	3	45	3		33

Source: 2011 Census data - Statistics South Africa

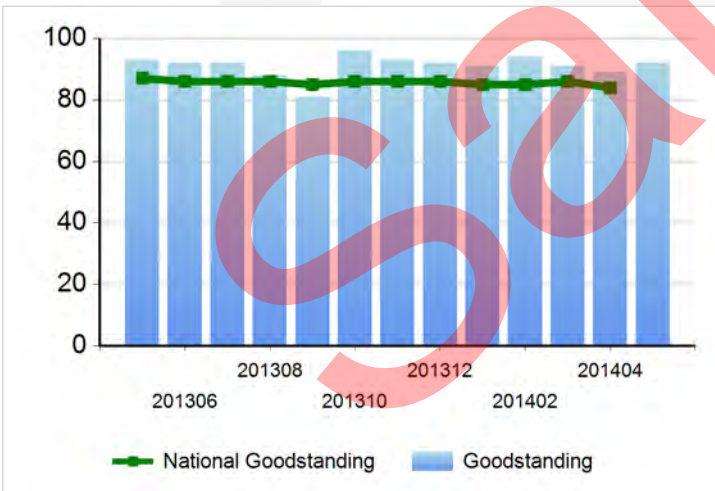
## RENTAL PAYMENT INDEX

Overview of the rental payment trends for the specified area weighted against the national goodstanding index



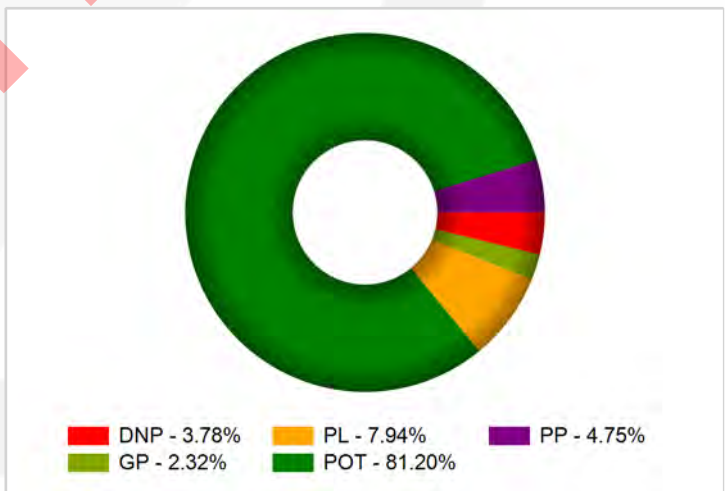
## GOODSTANDING RATIO

Overview of the suburb goodstanding ratio per period against the national average collection (Will I get paid?)



## PAYMENT PROFILE

Overview of the suburb payment trends which indicates how long it could take to collect rent

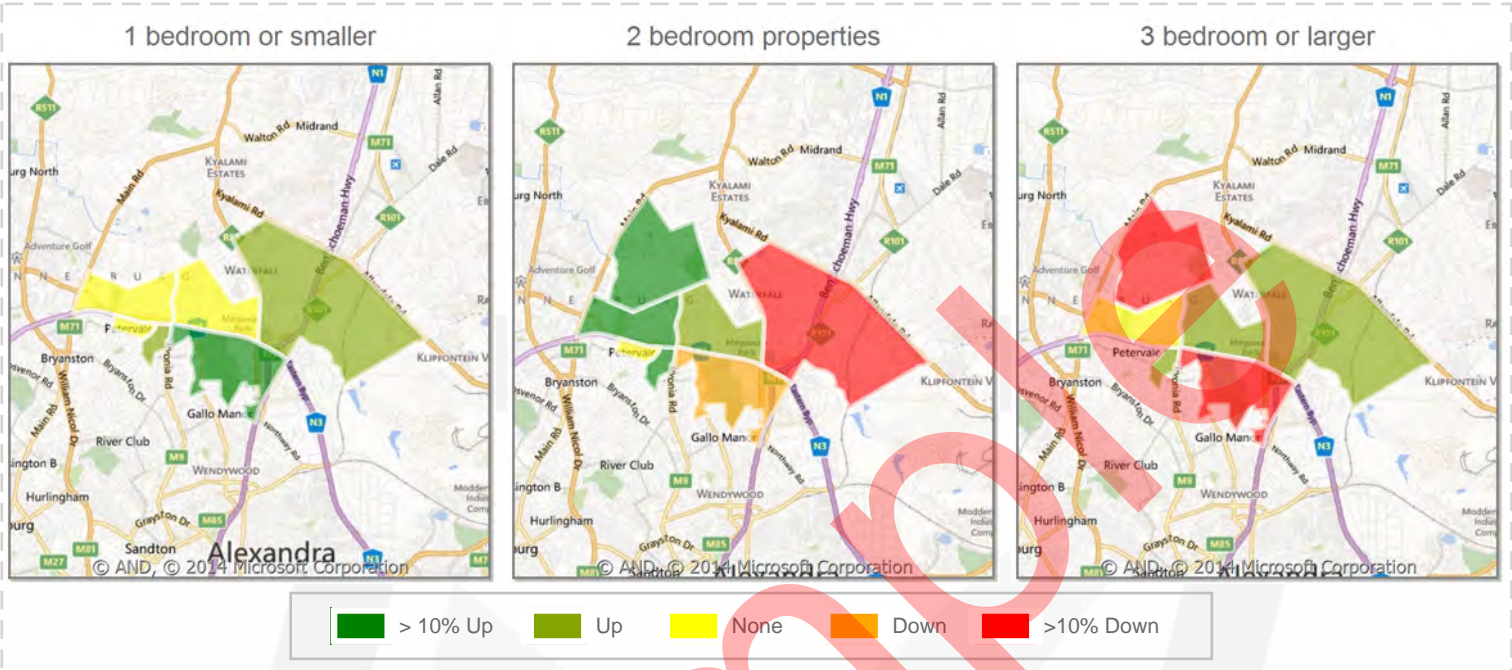


Payment Trend Detail	Suburb	Province	National
Did not pay (DNP)	3.78%	6.56%	6.16%
Grace period (GP)	2.32%	4.78%	3.64%
Paid late (PL)	7.94%	11.51%	10.90%
Paid on time (POT)	81.20%	67.87%	70.67%
Partial payment (PP)	4.75%	9.29%	8.63%
<b>GoodStanding (POT+GP+PL)</b>	<b>91.47%</b>	<b>84.15%</b>	<b>85.22%</b>

Source: TPN Credit Bureau

## RENTAL PRICE INDEX

Overview of the rental increase / decrease trends for the specified area and surrounds



### Breakdown of suburb rental prices across all rental properties

	2012Q2	2012Q3	2012Q4	2013Q1	2013Q2	2013Q3	2013Q4	2014Q1	2014Q2
Average rent	R 8,764	R 8,799	R 7,826	R 8,673	R 8,894	R 8,180	R 8,333	R 9,891	R 10,528
Minimum rent	R 5,500	R 6,000	R 5,800	R 5,940	R 6,400	R 5,500	R 5,750	R 6,500	R 6,500
Maximum rent	R 10,078	R 10,078	R 10,078	R 10,009	R 11,000	R 11,800	R 13,000	R 16,000	R 18,500

### Breakdown of suburb rental prices across 1 bedroom or smaller rental properties

	2012Q4	2013Q3	2013Q4
Average rent	R 6,000	R 6,080	R 5,950
Minimum rent	R 5,800	R 5,500	R 5,750
Maximum rent	R 6,200	R 6,300	R 6,000

### Breakdown of suburb rental prices across 2 bedroom rental properties

	2012Q2	2012Q3	2012Q4	2013Q1	2013Q2	2013Q3	2013Q4	2014Q1	2014Q2
Average rent	R 8,202	R 8,266	R 8,257	R 8,201	R 8,268	R 8,487	R 8,534	R 8,590	R 8,483
Minimum rent	R 5,500	R 6,000	R 6,000	R 5,940	R 6,400	R 6,400	R 6,400	R 6,500	R 6,500
Maximum rent	R 9,331	R 9,331	R 9,331	R 9,331	R 9,500	R 9,914	R 10,000	R 10,000	R 10,500

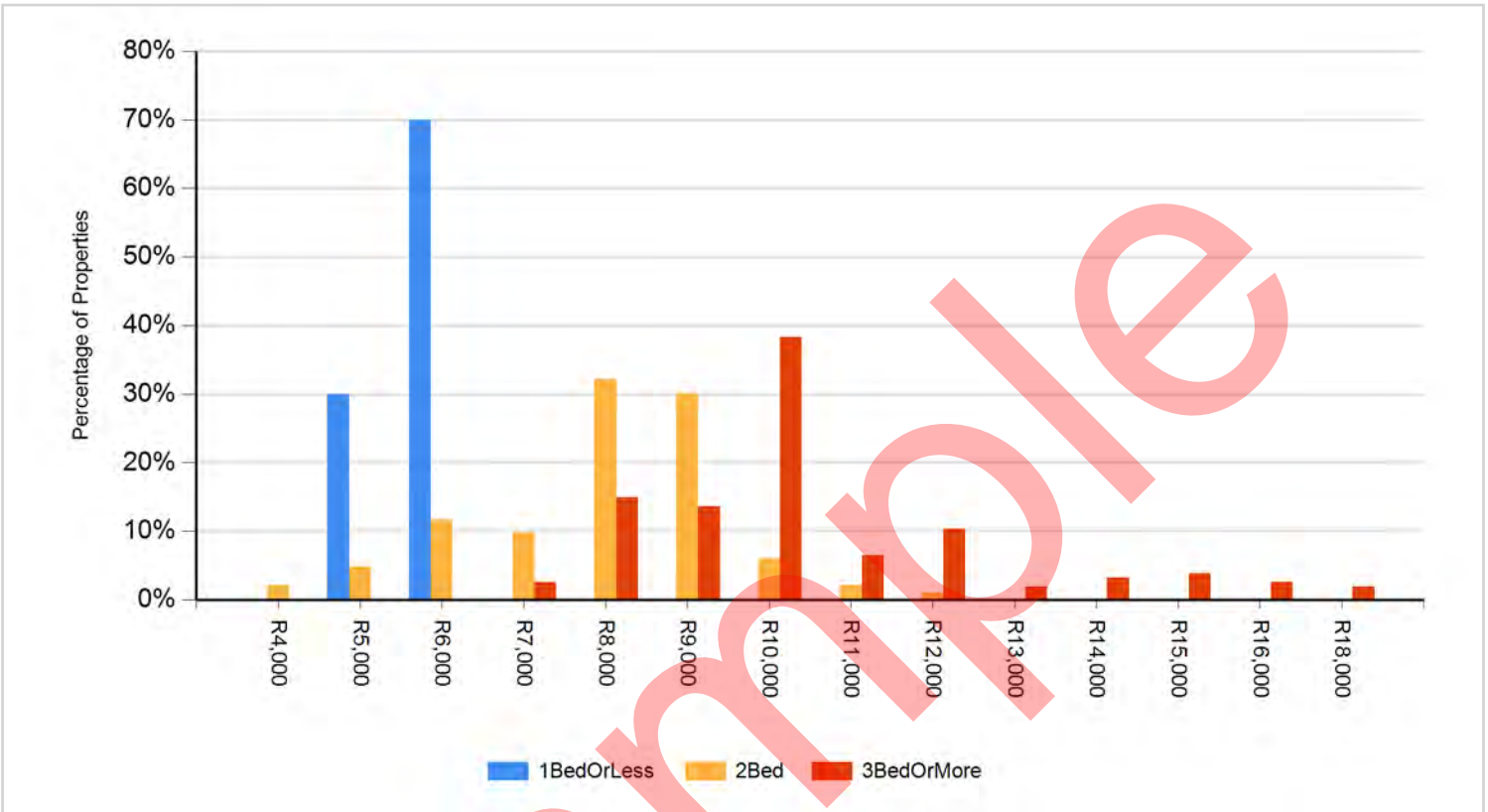
### Breakdown of suburb rental prices across 3 bedroom or larger rental properties

	2012Q2	2012Q3	2012Q4	2013Q1	2013Q2	2013Q3	2013Q4	2014Q1	2014Q2
Average rent	R 9,326	R 9,332	R 9,222	R 9,145	R 9,521	R 9,974	R 10,515	R 11,192	R 12,572
Minimum rent	R 8,500	R 8,000	R 8,000	R 8,000	R 7,900	R 8,000	R 8,000	R 8,800	R 8,800
Maximum rent	R 10,078	R 10,078	R 10,078	R 10,009	R 11,000	R 11,800	R 13,000	R 16,000	R 18,500

Source: TPN Credit Bureau

## RENTAL PRICE DISTRIBUTION

Overview of the rental price bracket distribution for the specified area



Source: TPN Credit Bureau

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