Transform potential

34 & 36 Ingersol, Lynwood, Pretoria

Acquisition Opportunity

AS AT 1 JUNE 2025



Executive Summary



GLA of **3,676m**²

Occupancy of 100%

Weighted average lease expiry of **4.2 years**

34 & 36 Ingersol,Lynnwood

The property is located in Lynnwood, Pretoria.

Immediate access to the Atterbury interchange of the N1 Highway, with direct access off Atterbury Road. Retail amenities include Menlyn Park Shopping Centre and Menlyn Maine. The building allows for signage and exposure onto Atterbury Drive.

34 Ingersol

The entire property is occupied by the South African Institute of Applied Psychology on a new 5 year lease from 1 July 2025. First option to renew for additional 5 years at prevailing escalation rate, with 7% cap and collar.

36 Ingersol

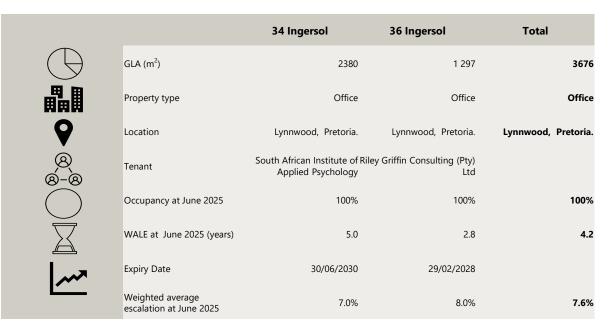
The entire property is occupied by Riley Griffin on a new 3 year lease from 1 March 2025.



Property and Financial Information



Financial period		
(1 June 2025 - 31 May 2026)	R	R/m² (per month)
Net rental	3 630 396	82.32
Ops recoveries	1 480 862	33.58
Rates & taxes recovered	1 219 423	27.65
Total Gross Rental	6 330 682	143.55
Covered Parking	243 384	5.52
Storage	82 138	1.86
Open parking	189 000	4.29
Basement parking	974 220	22.09
Total Income	7 819 425	177.30
Property management fee	(94 960)	(2.15)
Insurance expense	(151 390)	(3.43)
Contractual expenses	(766 623)	(17.38)
Rate & taxes expenses	(1 309 577)	(29.69)
Repairs & maintenance	(108 502)	(2.46)
Municipal expenses	(29 507)	(2.05)
Total net expenses	(2 460 560)	(55.79)
Total NPI	5 358 865	121.51





Pictures







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