

Transform potential

34 Ingersol, Lynwood, Pretoria

Acquisition Opportunity

AS AT 1 JUNE 2025

Executive Summary



GLA of
2,380m²

Occupancy of
100%

Weighted average lease
expiry of **5.0 years**

34 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.

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.



Property and Financial Information



34 Ingersol		
	GLA (m ²)	2,380
	Property type	Commercial
	Location	34 Ingersol Road ,Lynnwood, Pretoria
	Tenant	The South African College of Applied Psychology (SACAP)
	Occupancy at 1 June 2025	100%
	WALE at 1 June 2025 (Years)	5.0
	Weighted average escalation at 1 June 2025	7.0%

Financial period	R	R/m ² (per month)
(1 June 2025 - 31 May 2026)		
Net rental	2 218 389	77.74
Ops recoveries	978 499	34.29
Rates & taxes recovered	798 152	27.97
Total Gross Rental	3 995 040	140.00
Covered Parking	132 000	4.63
Storage	9 558	0.33
Open parking	189 000	6.62
Basement parking	616 200	21.59
Total Income	4 941 798	173.18
Property management fee	(59 926)	(2.10)
Insurance expense	(96 841)	(3.39)
Contractual expenses	(630 709)	(22.10)
Rate & taxes expenses	(857 334)	(30.04)
Repairs & maintenance	(52 480)	(1.84)
Total net expenses	(1 697 290)	(59.48)
Total NPI	3 244 508	113.70



Pictures



Simon King
Asset Manager
Mobile: +27 83 318 1254
Email: simon.king@burstone.com

Disclaimer

The information contained in this presentation should not be considered as an offer, advice nor a recommendation. For information purposes only. The information has not been independently verified. No representation or warranty express or implied, is being made or given as to the accuracy or completeness of the information or opinions and no responsibility is accepted for any such information or opinions. Burstone Group Limited is a company incorporated in South Africa, with registration number 2008/011366/06. Burstone Group Limited is a South African Real Estate Investment Trust (REIT), which is listed on the Johannesburg Stock Exchange (JSE) in the Real Estate Holdings and Development sector. It is not a collective investment scheme in terms of the Collective Investment Schemes

Act no. 45 of 2003. Asset and Property management services are provided by Burstone Group Limited.