

Transform potential

The Braes

Acquisition Opportunity

AS AT 1 JUNE 2025

Executive Summary



GLA of
4,190m²

Occupancy of
100%

Weighted average lease
expiry of **1.7 years**








The Braes

The building is located on cnr William Nicol and Bryanston Drive and in close proximity to Nicolway Shopping Centre in Bryanston. It can be easily accessed from the N1 highway and all major public transport routes.

The node is considered prime being adjacent to the intersection between the Western Bypass and William Nicol Drive, including Peter Place. Close proximity to other large corporates (Nestle, SAB, Dimension Data), shopping centers and schools.

Property and Financial Information



The Braes		
	GLA (m ²)	4 190
	Property type	Commercial
	Location	3 & 5 Eaton Avenue, Bryanston, Johannesburg
	Tenant	Richfield Graduate Institute of Tech,, AAA School Of Advertising,, Hamtern Financial Services
	Occupancy at 1 June 2025	100%
	WALE at 1 June 2025 (years)	1.7
	Weighted average escalation at 1 June 2025	7%

Financial period (1 June 2025 - 31 May 2026)	R	R/m ² (per month)
Net rental	5 008 060	98.46
Ops recovered	2 133 636	41.95
Rates & taxes recovered	1 339 427	26.33
Total Gross Rental	8 481 123	166.74
Storage	32 268	0.63
Open parking	520 368	10.23
Covered parking	33 652	0.66
Basement parking	985 403	19.37
Total Income	10 052 814	197.64
Insurance expense	(208 421)	(4.10)
Property management fee	(127 217)	(2.50)
Contractual expenses	(337 707)	(6.64)
Levies	(1 128 019)	(22.18)
Rate & taxes expenses	(1 351 627)	(26.57)
Municipal expenses	19 413	0.38
Repairs & maintenance	(72 885)	(1.43)
Total net expenses	(3 206 463)	(63.04)
Total NPI	6 846 351	134.60



Pictures



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