

6/8/2024

Peo Holdings

Willow Flair 9 Report



Pule Leeuw

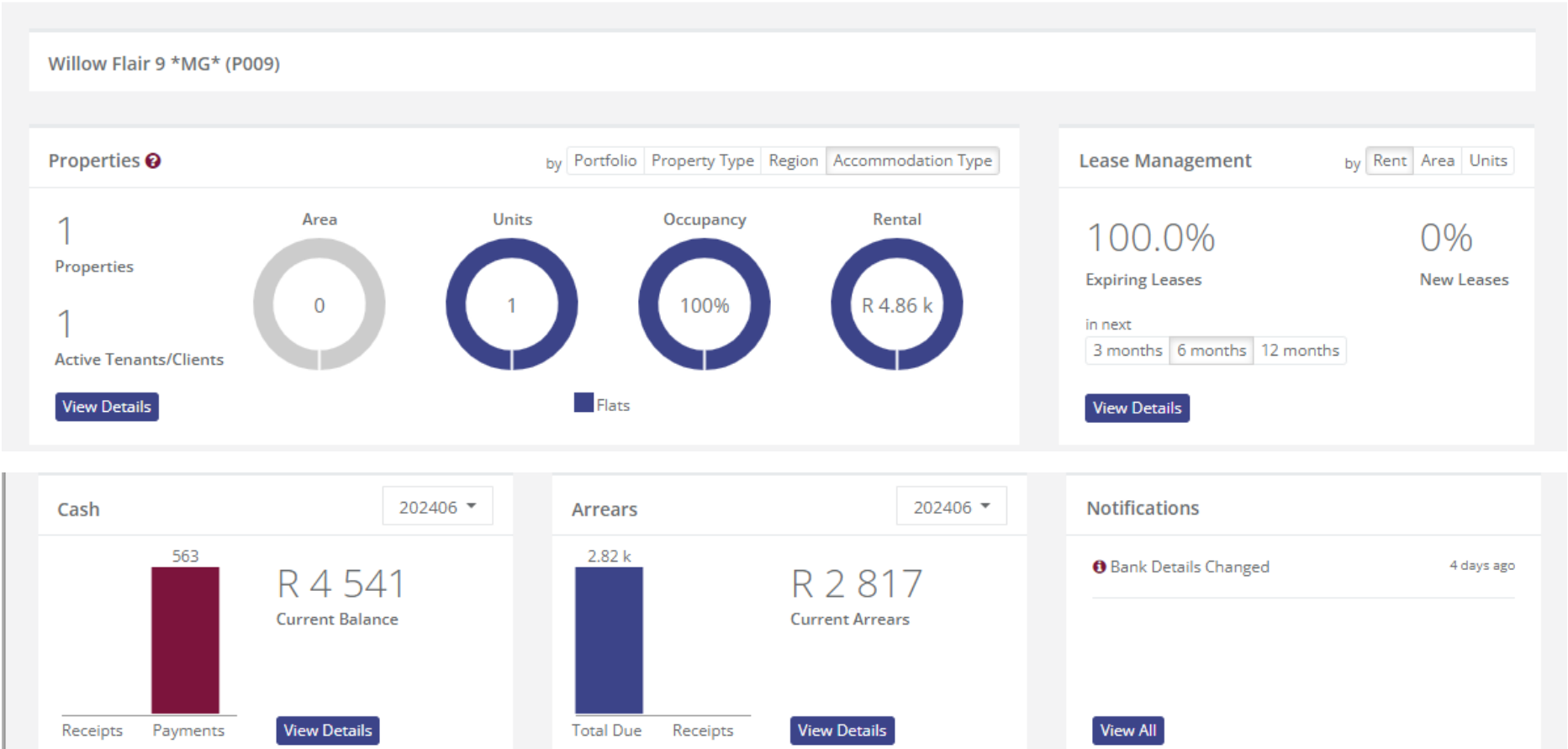
PEO HOLDINGS(PTY)LTD 2016/466761/07

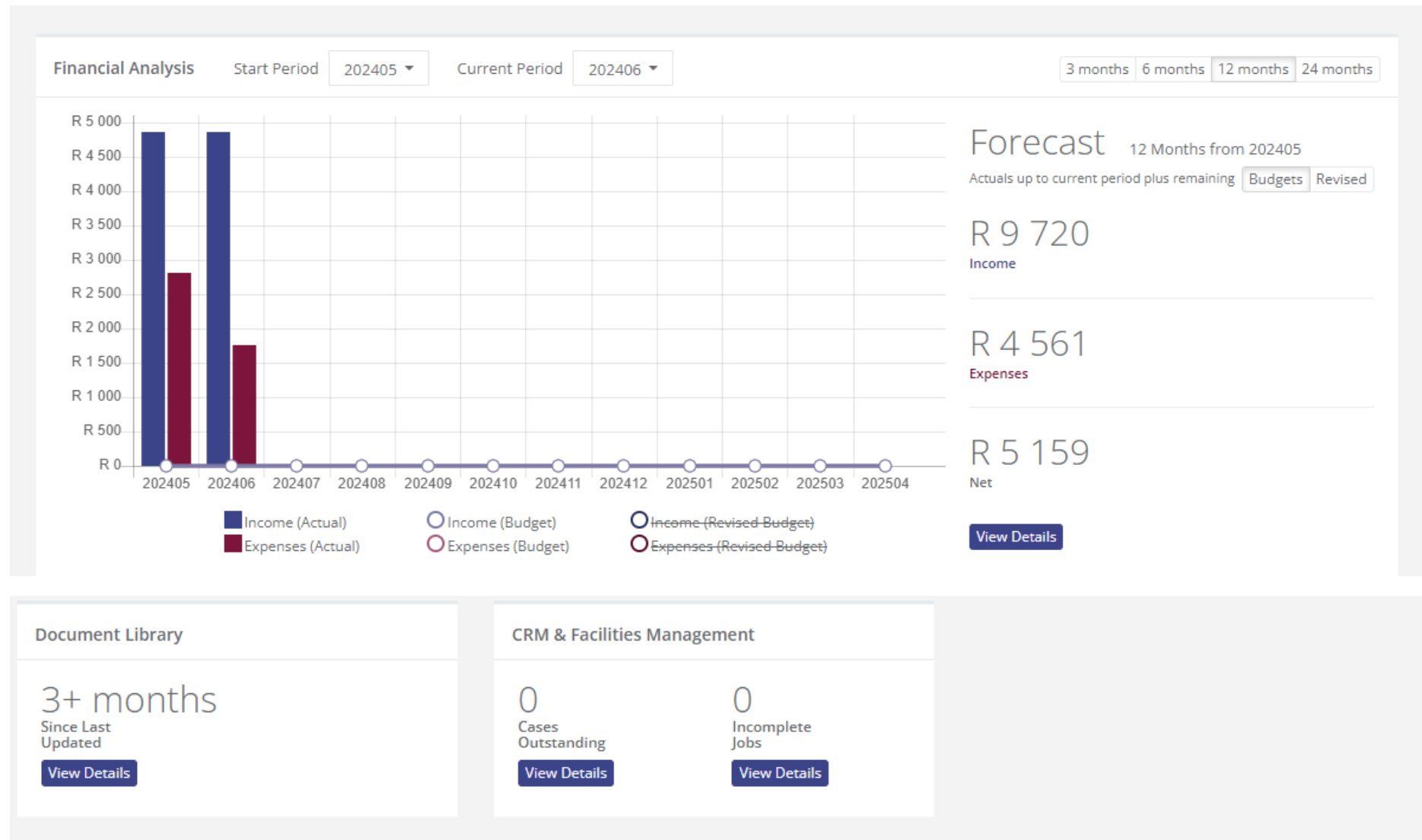
Contents

| | |
|--|----|
| Willow Flair 9 detailed Report | 2 |
| Current Property data | 2 |
| Historical data | 4 |
| Financials | 4 |
| 2022/07 to 2023/07 graphical and detailed representation | 4 |
| 2023/07 to 2024/06 graphical and detailed representation | 6 |
| This is a combined view of the above data..... | 8 |
| Maintenance Probability Calculator | 10 |
| Occupancy | 11 |
| Current..... | 11 |
| Notifications..... | 13 |

Willow Flair 9 detailed Report

Current Property data
Dashboard

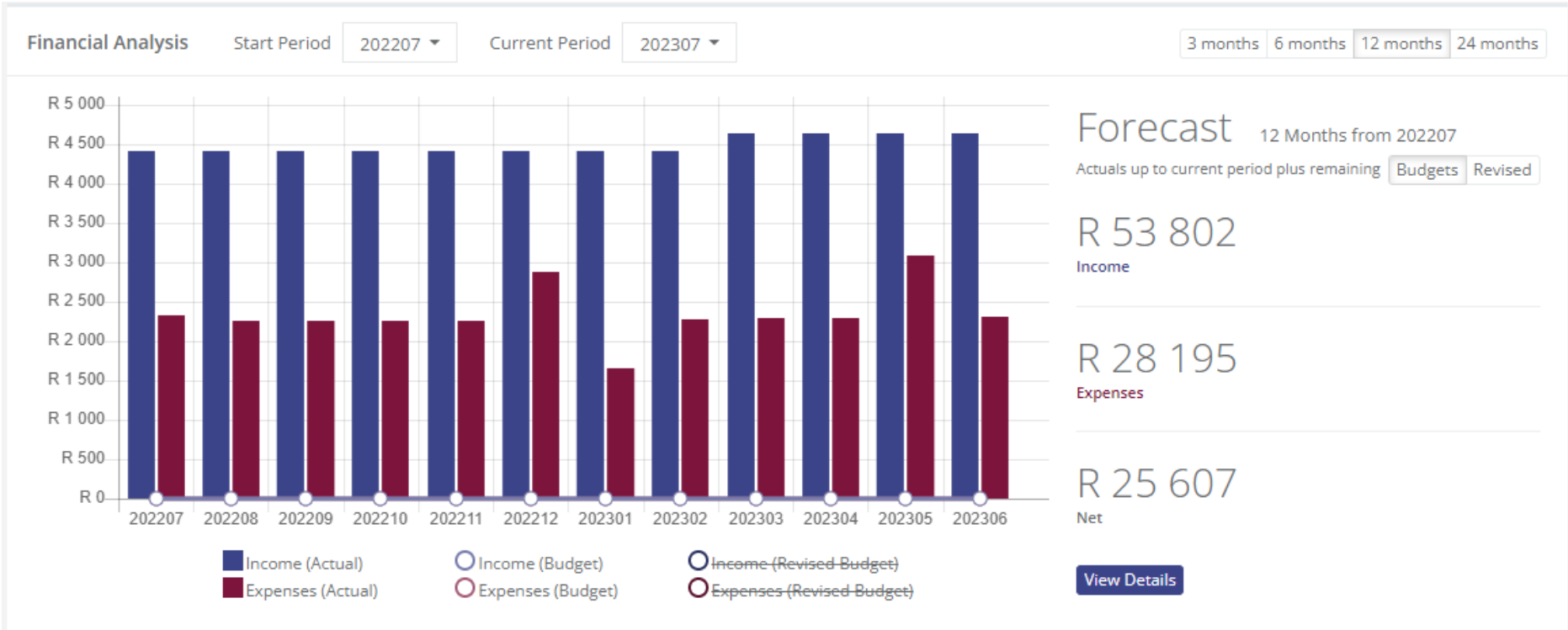




Historical data

Financials

2022/07 to 2023/07 graphical and detailed representation

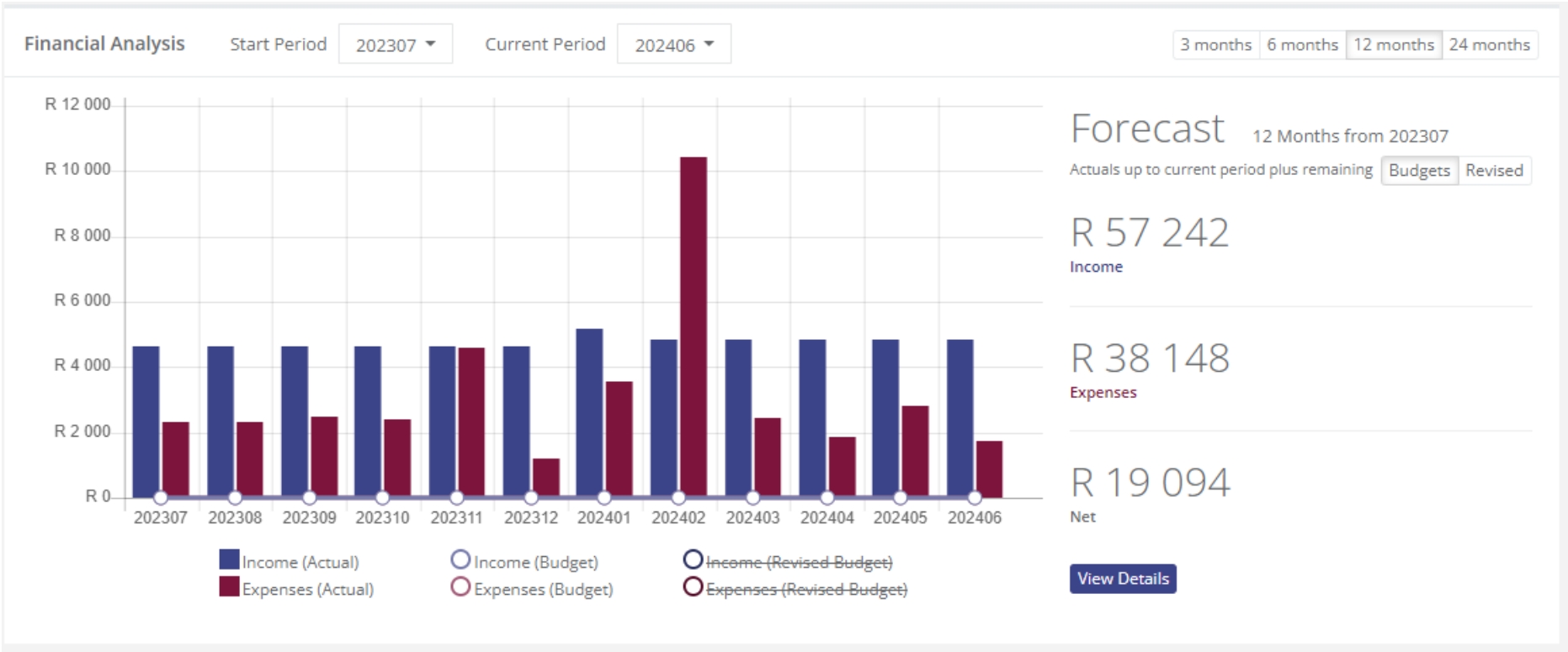


| Allocation | Current: 202307 | | | YTD: 202207 to 202307 | | | Full: 202207 to 202306 | | | Details |
|----------------------------------|-----------------|----------|----------|-----------------------|----------|----------|------------------------|----------|----------|---------|
| | Actual | Budget | % | Actual | Budget | % | Forecast | Budget | % | |
| Gross Income | 4 631 | 0 | 0 | 58 433 | 0 | 0 | 53 802 | 0 | 0 | |
| 01. Rental/Levy Income | 4 631 | 0 | 0 | 58 433 | 0 | 0 | 53 802 | 0 | 0 | |
| Rent-Residential (d001) | <u>4 631</u> | 0 | 0 | <u>58 433</u> | 0 | 0 | 53 802 | 0 | 0 | |
| Gross Expenses | -2 300 | 0 | 0 | -30 495 | 0 | 0 | -28 195 | 0 | 0 | |
| 04. Fixed Expenses | -1 120 | 0 | 0 | -14 478 | 0 | 0 | -13 358 | 0 | 0 | |
| Levy trf to B/C (e337) | <u>-1 120</u> | 0 | 0 | <u>-14 478</u> | 0 | 0 | -13 358 | 0 | 0 | |
| 05. Variable Expenses | 0 | 0 | 0 | -790 | 0 | 0 | -790 | 0 | 0 | |
| R&M Elec (e276) | <u>0</u> | 0 | 0 | <u>-790</u> | 0 | 0 | -790 | 0 | 0 | |
| 07. Utility | -531 | 0 | 0 | -7 046 | 0 | 0 | -6 515 | 0 | 0 | |
| Rates and Taxes (e240) | <u>-531</u> | 0 | 0 | <u>-7 046</u> | 0 | 0 | -6 515 | 0 | 0 | |
| Agent Fee(OI) | -649 | 0 | 0 | -8 181 | 0 | 0 | -7 532 | 0 | 0 | |
| Bank Charges | -10 | 0 | 0 | -117 | 0 | 0 | -107 | 0 | 0 | |
| Collection Commission(OI) (e332) | <u>-639</u> | 0 | 0 | <u>-8 064</u> | 0 | 0 | -7 425 | 0 | 0 | |
| Net Income | 2 331 | 0 | 0 | 27 937 | 0 | 0 | 25 607 | 0 | 0 | |

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2023/07 to 2024/06 graphical and detailed representation



| Allocation | Current: 202406 | | | YTD: 202307 to 202406 | | | Full: 202307 to 202406 | | | Details |
|----------------------------------|-----------------|----------|----------|-----------------------|----------|----------|------------------------|----------|----------|---------|
| | Actual | Budget | % | Actual | Budget | % | Forecast | Budget | % | |
| Gross Income | 4 860 | 0 | 0 | 57 242 | 0 | 0 | 57 242 | 0 | 0 | |
| 01. Rental/Levy Income | 4 860 | 0 | 0 | 57 242 | 0 | 0 | 57 242 | 0 | 0 | |
| Rent-Residential (d001) | <u>4 860</u> | 0 | 0 | <u>57 242</u> | 0 | 0 | 57 242 | 0 | 0 | |
| Gross Expenses | -1 751 | 0 | 0 | -38 148 | 0 | 0 | -38 148 | 0 | 0 | |
| 04. Fixed Expenses | -1 188 | 0 | 0 | -14 188 | 0 | 0 | -14 188 | 0 | 0 | |
| Levy trf to B/C (e337) | <u>-1 188</u> | 0 | 0 | <u>-14 188</u> | 0 | 0 | -14 188 | 0 | 0 | |
| 05. Variable Expenses | 0 | 0 | 0 | -10 159 | 0 | 0 | -10 159 | 0 | 0 | |
| Cupboards (e274) | <u>0</u> | 0 | 0 | <u>-2 184</u> | 0 | 0 | -2 184 | 0 | 0 | |
| R&M Building Exp (e271) | <u>0</u> | 0 | 0 | <u>-7 975</u> | 0 | 0 | -7 975 | 0 | 0 | |
| 07. Utility | -563 | 0 | 0 | -5 966 | 0 | 0 | -5 966 | 0 | 0 | |
| Rates and Taxes (e240) | <u>-563</u> | 0 | 0 | <u>-5 597</u> | 0 | 0 | -5 597 | 0 | 0 | |
| Sewerage (e658) | <u>0</u> | 0 | 0 | <u>-368</u> | 0 | 0 | -368 | 0 | 0 | |
| Agent Fee(OI) | 0 | 0 | 0 | -7 836 | 0 | 0 | -7 836 | 0 | 0 | |
| Bank Charges | 0 | 0 | 0 | -120 | 0 | 0 | -120 | 0 | 0 | |
| Bank Charges (OI) (e122) | <u>0</u> | 0 | 0 | <u>-120</u> | 0 | 0 | -120 | 0 | 0 | |
| Collection Commission(OI) (e332) | <u>0</u> | 0 | 0 | <u>-7 716</u> | 0 | 0 | -7 716 | 0 | 0 | |
| Net Income | 3 109 | 0 | 0 | 19 094 | 0 | 0 | 19 094 | 0 | 0 | |

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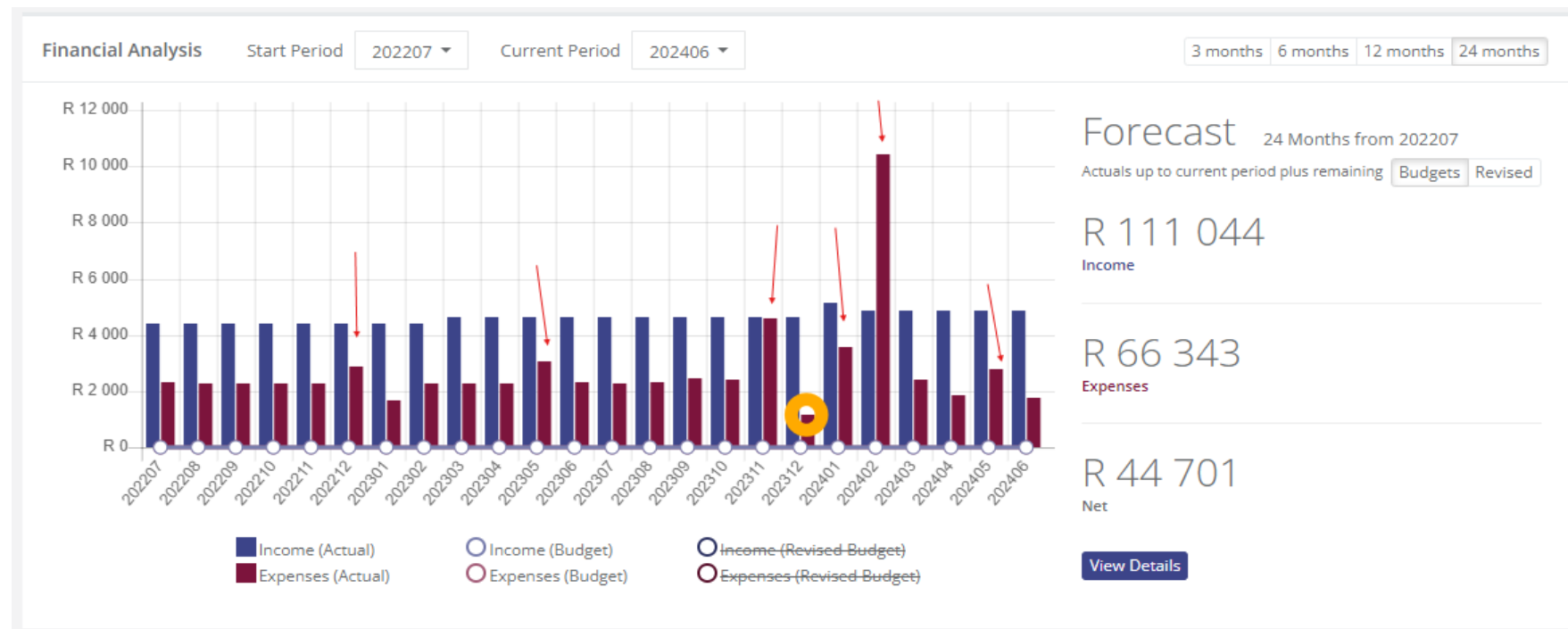
This is a combined view of the above data

2022/07 to 2024/06 graphical and detailed representation

So what we have on the graph is an array of consistent income amounts (**Blue pillars**) with a gradual annual increase. This is fairly stable and nothing to worry about. The expenses are more or less the same, with might appear as random spikes every once in a while. But a closer look – The spikes appear to happen around the 2 middle months of the year (May/June) and the last 2 months of the year. This now overrides any thought of “random”.









Because I do not know for sure, I believe it could be 3 things: -

- Could an increase in fixed expenses
- Planned and unplanned maintenance
- A combination of both.



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| Allocation | Current: 202406 | | | YTD: 202207 to 202406 | | | Full: 202207 to 202406 | | | Details |
|-------------------------|-----------------|--------|---|-----------------------|--------|---|------------------------|--------|---|---|
| | Actual | Budget | %  | Actual | Budget | %  | Forecast | Budget | %  | |
| Gross Income | 4 860 | 0 | 0 | 111 044 | 0 | 0 | 111 044 | 0 | 0 |  |
| 01. Rental/Levy Income | 4 860 | 0 | 0 | 111 044 | 0 | 0 | 111 044 | 0 | 0 |  |
| Rent-Residential (d001) | <u>4 860</u> | 0 | 0 | <u>111 044</u> | 0 | 0 | 111 044 | 0 | 0 | |
| Gross Expenses | -1 751 | 0 | 0 | -66 343 | 0 | 0 | -66 343 | 0 | 0 |  |
| 04. Fixed Expenses | -1 188 | 0 | 0 | -27 546 | 0 | 0 | -27 546 | 0 | 0 |  |
| Levy trf to B/C (e337) | <u>-1 188</u> | 0 | 0 | <u>-27 546</u> | 0 | 0 | -27 546 | 0 | 0 | |
| 05. Variable Expenses | 0 | 0 | 0 | -10 949 | 0 | 0 | -10 949 | 0 | 0 |  |
| Cupboards (e274) | <u>0</u> | 0 | 0 | <u>-2 184</u> | 0 | 0 | -2 184 | 0 | 0 | |
| R&M Building Exp (e271) | <u>0</u> | 0 | 0 | <u>-7 975</u> | 0 | 0 | -7 975 | 0 | 0 | |
| R&M Elec (e276) | <u>0</u> | 0 | 0 | <u>-790</u> | 0 | 0 | -790 | 0 | 0 | |

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| | | | | | | | | | | |
|----------------------------------|--------------|----------|----------|----------------|----------|----------|---------------|----------|----------|---|
| 07. Utility | -563 | 0 | 0 | -12 481 | 0 | 0 | -12 481 | 0 | 0 | ■ |
| Rates and Taxes (e240) | <u>-563</u> | 0 | 0 | <u>-12 112</u> | 0 | 0 | -12 112 | 0 | 0 | |
| Sewerage (e658) | <u>0</u> | 0 | 0 | <u>-368</u> | 0 | 0 | -368 | 0 | 0 | |
| Agent Fee(OI) | 0 | 0 | 0 | -15 367 | 0 | 0 | -15 367 | 0 | 0 | ■ |
| Bank Charges | 0 | 0 | 0 | -227 | 0 | 0 | -227 | 0 | 0 | ■ |
| Bank Charges (OI) (e122) | <u>0</u> | 0 | 0 | <u>-227</u> | 0 | 0 | -227 | 0 | 0 | |
| Collection Commission(OI) (e332) | <u>0</u> | 0 | 0 | <u>-15 140</u> | 0 | 0 | -15 140 | 0 | 0 | |
| Net Income | 3 109 | 0 | 0 | 44 701 | 0 | 0 | 44 701 | 0 | 0 | |

Maintenance Probability Calculator

Here are the probabilities for different numbers of maintenance events in a given year based on historical data Using the Poisson formula:

- **0 maintenance events (k = 0):** 13.53% - This is if we are lucky and have no maintenance costs.
- **1 maintenance event (k = 1):** 27.07% - Still lucky and have just one maintenance cost.
- **2 maintenance events (k = 2):** 27.07% - This is our current situation according to how I am reading the data above.
- **3 maintenance events (k = 3):** 18.04% - This is inclusive of unplanned factors at play
- **4 maintenance events (k = 4):** 9.02% - This possibility might seem farfetched but it is still on the cards.

Occupancy

Current

| Occupancy | | | | | | | | | |
|---|----------------------------|------------|-------------------|-------------|--------------------|--------------------|------------|----------|------------------|
| <div>Owner CorporationPortfolioProperty TypeRegionAccommodation TypeNone</div> | | | | | | | | | |
| <div>25 records per pageSearch across all fields</div> | | | | | | | | | |
| Property | Active Tenants/ Clients | Total Area | Occupied Area (%) | Total Units | Occupied Units (%) | Rentals/ Levies | Recoveries | Gross | Tenancy Schedule |
| <div><div>Willow Flair 9 *MG* (P009)</div><div><div>Owner Corporation:</div><div>Portfolio:</div><div>Property Type:</div><div>Region:</div></div><div><div>Peo Holdings (Pty) Ltd</div><div>None</div><div>Woonstelle</div><div>Bloemfontein</div></div></div> | 1 | | | 1 | 1 (100.00) | 4 860.00 | 0.00 | 4 860.00 | <div>View</div> |
| <div>Grand Total10.0011 (100.00)4 860.000.004 860.00View All</div> | | | | | | | | | |

Detailed view



Tenancy Schedule
as at 08 June 2024


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| Property | | | | | | | | | | | | | | | | | | |
|----------------------------|------|-----------------|-----------------------------|------------|---------|--------|---------------|--------------|-----------|-----------|-----------------|-------------|--------|------|--------------|------------|-------------|-------------|
| Premises | Area | Units / Parking | Tenant | Starts | Expires | Review | Months Option | Current Rent | Rent Rate | Rent Esc% | Other Chargings | Description | Amount | Rate | Gross Income | Gross Rate | Market Rate | Market Esc% |
| Willow Flair 9 *MG* (P009) | | | | | | | | | | | | | | | | | | |
| Flats | | 1 | (Current Occupied Units: 1) | | | | | 4,860.00 | 4,860.00 | | | | 0.00 | 0.00 | 4,860.00 | 4,860.00 | | |
| W0009 (2F) | | 1 | Sethare AN (01W56532) | 2024-01-03 | | | | 4,860.00 | 4,860.00 | 0.00 | | | | | 4,860.00 | 4,860.00 | | |
| Property Totals | 0.00 | 1 | 100.00% | | | | | 4,860.00 | 4,860.00 | | | | | | 4,860.00 | 4,860.00 | | |
| Total Vacancy | 0.00 | | 0.00% | | | | | | | | | | | | | | | |
| Total Occupancy | 0.00 | 1 | 100.00% | | | | | | | | | | | | | | | |
| Grand Totals | 0.00 | 1 | 100.00% | | | | | 4,860.00 | 4,860.00 | | | | | | 4,860.00 | 4,860.00 | | |
| Total Vacancy | 0.00 | | 0.00% | | | | | | | | | | | | | | | |
| Total Occupancy | 0.00 | 1 | 100.00% | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

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PEO HOLDINGS(PTY)LTD 2016/466761/07

Notifications



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Notifications

Peo Holdings (Pty) Ltd

Notifications

Bank Details Changed
Owner Representative account details changed for Peo Holdings (Pty) Ltd (Owner: Peo Holdings (Pty) Ltd); account number from *****110 to *****592.
03/06/2024

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