

19

DEAR JEAN

38

SEA POINT

x

propr.



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propr.

Propr By the Numbers



300 000+

Happy Guests



5

Cities
Cape Town | JHB | Durban
Dubai | Lisbon



1000+

Properties



420

Global Team of Staff



30

Guest Experience
Professionals
Available 24/7



2015

Founded In



4000+

Bookings/Month



170 000+

Bookings to Date



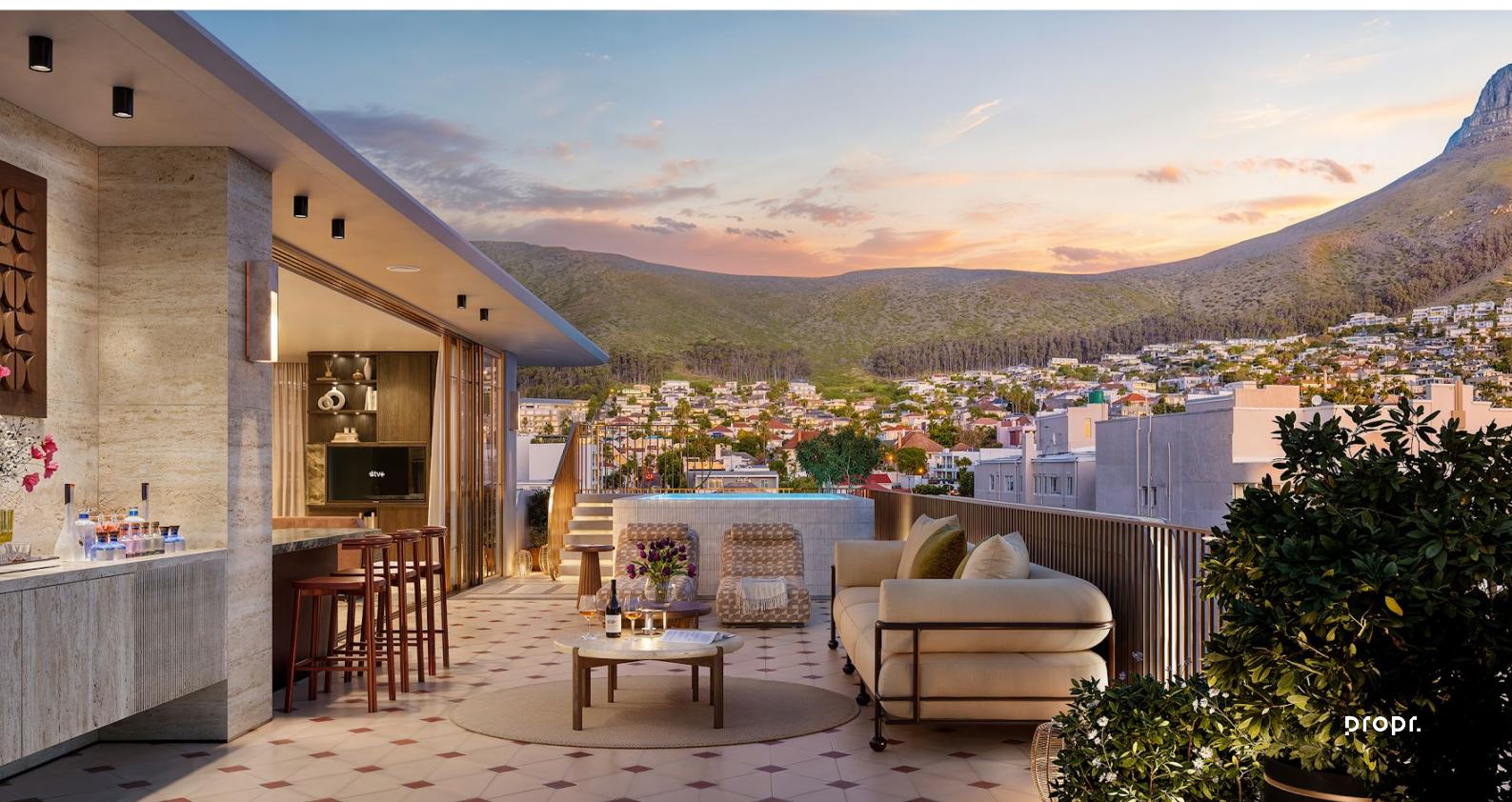
4.71

Average Review Score



81.4%

Average Apart-Hotel
Occupancy L12M





Your Short Term Rental Managed Property

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Why Propr

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Why Short-term Rentals

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Guest Benefits

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Owner Benefits

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Pricing Model

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Revenue Projections

Hassle-Free Hosting

Hosting guests will no longer require any effort. We take away the hassle from start to finish. We help 1000+ properties in South Africa, Dubai and Portugal earn more than a traditional long-term rental. Welcome to the future of hosting.

- Professional daily cleaning charged to guests
- On-site guest check-in and 24/7 guest support
- Optimised, well-targeted listings on over 200+ platforms
- Client-zone app for real-time performance tracking

Maximise your Return

Dear Jean x Propr combines the comfort of residential living with the earning potential of a professionally run apart-hotel. Designed to deliver a premium guest experience, this model allows owners to benefit from higher nightly rates and strong occupancy levels, driven by expert management and hotel-grade service. Whether you're using the unit occasionally or purely as an investment, our focus is on optimising performance while maintaining the quality and livability of the building.

Flexible Personal Use

Your apart-hotel unit is available when you need it. Whether you're planning a getaway, hosting friends or family, or simply taking time for yourself, reserving your unit is easy. Just let us know or log in to your Client Zone portal to block out your dates – our team will take care of the rest, ensuring your unit is professionally cleaned and ready for your arrival.

Safe & Secure

Your property is managed with the same care and attention you'd expect from a top-tier hotel. Using our staff app, we conduct thorough inspections, ensuring every detail is carefully checked before and after each guest stay. This tech-driven approach is complemented by hands-on, personalised attention ensures that your property remains safe, secure, and impeccably maintained at all times.

Owner benefits

at Dear Jean



Reduced Commission

Our commission for Apart-Hotel clients is discounted.



One Night Stays

We offer 1 night stays which will boost occupancy by filling one night gaps thereby maximising occupancy.



Dedicated Maintenance Team

To keep the property in showroom condition. We use our custom app to report issues and detect damages. We will use our roaming maintenance team to assess & fix issues. If external contractors are required they will be met on site by a member of our team and the quality of their work will be checked.



A Revenue Management Team

A team with a wealth of experience in revenue management, dedicated to utilizing a variety of dynamic pricing strategies to optimize revenue. Intelligent real-time pricing using our own automated pricing algorithm. We are also the only operator in Africa who have a direct integration with Airbnb allowing us to update prices continuously, and rank high on the internal Airbnb search algorithm.



Beyond the Pooling Model

Traditional pooling combines all units and revenue, diluting individual performance. Propr does it differently. At Dear Jean, each apartment is listed and booked on its own, so your income comes solely from your unit. Returns reflect your property's appeal – its design, amenities, and visibility – offering greater transparency and rewarding quality with stronger, more reliable earnings.



Dedicated Property Manager

Each owner benefits from a dedicated property manager focused on optimising income through smart pricing, real-time market data, and year-round promotions to keep bookings steady. They also handle maintenance and act as your single point of contact, ensuring your apartment stays in excellent condition.



SuperSight Software

We will install our SuperSight building software at Dear Jean. SuperSight is a guest access and monitoring system that Propr helped develop to streamline short-term rentals and improve security in buildings. It integrates with the buildings access control system. Front of house staff and security will have complete, real-time oversight of every confirmed stay – they can instantly verify arriving guests, issue access, and log check-ins without manual admin.



Client Zone

Our client zone provides property owners with a real-time view of bookings performance, guest information, expenses and past statements. This makes it easy for owners to block dates for their personal use. You also no longer have to wait until month end to know how your property is performing. You can view a brief demo video [here](#).

Guest benefits

at Dear Jean



Daily On-Site Receptionist

Propr will employ receptionists to staff the concierge desk from Monday-Sunday, ensuring a seamless check-in process for short-term rental guests. The receptionists will meet and greet guests, verify their identity, be there to assist guests with any issues (help them book airport transfers, restaurants, tours etc) and handle noise complaints. They will be trained as a guest experience professional who will help elevate the reputation of the building.



Daily On-Site Housekeeping

We will provide daily on-site housekeeping services to all guests and change linen every 3rd day. Our laundromat will collect & deliver linen on a daily basis. All housekeepers will be uniformed. Two supervisors will be dedicated to the building and will operate shifts covering 08:30 - 17:30 Monday - Sunday. Cleans will be double checked every day by the supervisor (much in the same way as they would in a hotel). Our housekeepers use our custom built app to complete checklists and report damages/issues so that our property management team can quickly claim from guests and/or mobilise our maintenance team.



Hotel Quality Linen & Amenities

When guests stay in our apartments, they can expect to enjoy a comfortable and relaxing experience. That's because we take great care to ensure that all of our apartments are fitted with crisp white hotel quality linen and towels.



Dedicated Guest Experience Team

We have a dedicated Guest Experience Team that is available 24/7 to attend to guest needs and make sure their stay is as comfortable as possible. They are responsible for coordinating a variety of requests, from arranging tours and airport transfers, to coordinating additional housekeeping services, early luggage drops, and check-ins. They also help with special requests such as stocking fridges, planning surprises for special occasions, or arranging for private chefs. In the event of an emergency or any other urgent guest issues, our Guest Experience Team is always ready to respond quickly and efficiently. Additionally, they also handle larger corporate and agent bookings.

Propr features the following amenities at Dear Jean



On-Site Reception



Daily Housekeeping



High Speed Wifi



Hotel Quality Amenities



Hotel Quality Linen



Fully Equipped Kitchen



Maintenance Management



1 Night Stays



SuperSight Software

What sets Dear Jean apart



Global Reach

Our company boasts the broadest marketing reach in the industry, ensuring that Dear Jean is visible to the right audiences across the world. Our properties are listed on leading platforms such as Airbnb, Booking.com, VRBO/HomeAway and Marriott International's Luxury Homes & Villas, alongside our own direct and agent booking platforms. With exposure across 200+ channels in 75 countries, Dear Jean benefits from global reach paired with targeted local marketing.

With more than 170,000 bookings completed and nearly 20% of guests returning for repeat stays, Dear Jean also benefits from a proven pipeline of loyal travellers who value consistency, quality and service. This repeat guest network drives occupancy and strengthens the building's long-term positioning in the Cape Town short-term rental market.



Branded Guest App

Guests manage every detail of their stay through a white-label app and website. From booking to check-out, the platform delivers a seamless experience while reinforcing your property's brand at every touchpoint.



Branded On-Site Experience

Every guest touchpoint reflects your brand — from reception signage and staff uniforms to in-room details like toiletries, coasters, and guidebooks. This consistency creates an immersive environment that elevates the guest experience and strengthens brand recognition.



Pricing Model

Management Fee

A commission of 13% + VAT on gross booking revenue.

Proprietary Linen Rental

Hotel quality linen is provided at a monthly rental fee to minimize owner hassle of replacing damaged linen and to prevent an initial outlay of three sets of linen. This ensures a level of quality across all units. It includes pillowcases; fitted sheets; duvet covers; bath towels; bath mats & hand towels.

Studio/1 bedroom units = R660 Incl. VAT per unit per month

2 Bedroom units = R990 Incl. VAT per unit per month

3 Bedroom units = R1320 Incl. VAT per unit per month

Maintenance

Assessing of maintenance issues, arranging access to external contractors and doing quick jobs that take less than half an hour (e.g. changing light bulbs) will be free of charge. If the maintenance team does jobs that would otherwise have required a contractor we charge their time out at R325/half hour.

Cleaning

Charged to guests: R30/night (studio/1 bedroom), R60/night (2 bedroom) and R90/night (2 bedroom) to offer daily housekeeping. A once-off check-out cleaning fee is charged per booking: R675 for studio and 1 bedroom units, R845 for 2 bedroom units, and R945 for 3 bedroom units.

What we DO NOT charge for

We do not charge any fees to the body corporate. The training and staffing of the reception is covered by our management fee and therefore not charged to the body corporate or property owner. We do not burden the building with any fees.

We do not charge property owners for cleaning materials, hotel amenities, turn over fees or monthly management fees.

Property owners are able to use the property themselves without restriction. The only charge levied to owners for their personal use is a cleaning fee to get the property ready for the next guest.

**Please note that the maintenance and housekeeping fees above are based on 2025 pricing.*

5 Year Net Revenue Projection

.Studio A

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|-------------|-------------|-------------|
| Annual Gross Booking Revenue | R426,007.60 | R464,406.30 | R499,752.59 | R531,336.05 | R558,368.27 |
| Average Daily Rate (ADR) | R1,450.91 | R1,524.96 | R1,602.71 | R1,684.34 | R1,770.06 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R74,978.68 | R81,659.12 | R87,794.13 | R93,261.17 | R97,924.23 |
| Annual Net Booking Revenue | R351,028.92 | R382,747.18 | R411,958.45 | R438,074.88 | R460,444.04 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R5,307.34 | R5,785.73 | R6,226.08 | R6,619.56 | R6,956.34 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R7,665.34 | R8,259.73 | R8,825.18 | R9,353.65 | R9,836.15 |
| Total Annual Operating Expenses | R91,984.14 | R99,116.74 | R105,902.21 | R112,243.76 | R118,033.80 |
| Annual Net Revenue | R259,044.79 | R283,630.44 | R306,056.24 | R325,831.12 | R342,410.24 |
| Average Net revenue per Month | R21,587.07 | R23,635.87 | R25,504.69 | R27,152.59 | R28,534.19 |

*Unit Number: 414, 514, 416, 516, 613, 709, 314, 615, 316, 324, 326, 710, 424, 426

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.Studio B

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|-------------|-------------|-------------|
| Annual Gross Booking Revenue | R485,946.60 | R529,739.40 | R570,030.35 | R606,008.65 | R636,774.50 |
| Average Daily Rate (ADR) | R1,659.25 | R1,743.71 | R1,832.40 | R1,925.51 | R2,023.29 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R85,318.16 | R92,929.08 | R99,917.04 | R106,142.19 | R111,449.30 |
| Annual Net Booking Revenue | R400,628.45 | R436,810.32 | R470,113.30 | R499,866.46 | R525,325.20 |
| Monthly Operating Expenses | | | | | |
| Propri Management Fee | R6,054.08 | R6,599.67 | R7,101.63 | R7,549.86 | R7,933.15 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R8,412.08 | R9,073.67 | R9,700.73 | R10,283.94 | R10,812.96 |
| Total Annual Operating Expenses | R100,945.02 | R108,884.04 | R116,408.74 | R123,407.31 | R129,755.53 |
| Annual Net Revenue | R299,683.43 | R327,926.28 | R353,704.56 | R376,459.14 | R395,569.66 |
| Average Net revenue per Month | R24,973.62 | R27,327.19 | R29,475.38 | R31,371.60 | R32,964.14 |

* Unit Number: 204, 202, 203, 304, 302, 303, 201, 301

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.Studio C

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Annual Gross Booking Revenue | R510,676.50 | R556,675.37 | R598,991.81 | R636,774.50 | R669,078.64 |
| Average Daily Rate (ADR) | R1,743.71 | R1,832.40 | R1,925.51 | R2,023.29 | R2,125.96 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R89,584.06 | R97,575.53 | R104,912.90 | R111,449.30 | R117,021.77 |
| Annual Net Booking Revenue | R421,092.44 | R459,099.83 | R494,078.91 | R525,325.20 | R552,056.88 |
| Monthly Operating Expenses | | | | | |
| Propri Management Fee | R6,362.18 | R6,935.25 | R7,462.44 | R7,933.15 | R8,335.60 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R8,720.18 | R9,409.25 | R10,061.54 | R10,667.23 | R11,215.42 |
| Total Annual Operating Expenses | R104,642.14 | R112,910.97 | R120,738.48 | R128,006.81 | R134,585.00 |
| Annual Net Revenue | R316,450.30 | R346,188.86 | R373,340.44 | R397,318.39 | R417,471.87 |
| Average Net revenue per Month | R26,370.86 | R28,849.07 | R31,111.70 | R33,109.87 | R34,789.32 |

*Unit Number: 404, 402, 403, 504, 502, 503, 604, 602, 603, 401, 501, 601

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.Studio D

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|-------------|-------------|-------------|
| Annual Gross Booking Revenue | R500,493.60 | R545,542.95 | R586,994.51 | R624,015.50 | R655,681.70 |
| Average Daily Rate (ADR) | R1,705.48 | R1,792.26 | R1,883.37 | R1,979.04 | R2,079.49 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R87,827.51 | R95,655.19 | R102,843.36 | R109,248.37 | R114,710.79 |
| Annual Net Booking Revenue | R412,666.09 | R449,887.76 | R484,151.15 | R514,767.13 | R540,970.91 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R6,235.32 | R6,796.56 | R7,312.97 | R7,774.19 | R8,168.70 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R8,593.32 | R9,270.56 | R9,912.07 | R10,508.28 | R11,048.51 |
| Total Annual Operating Expenses | R103,119.79 | R111,246.67 | R118,944.88 | R126,099.34 | R132,582.16 |
| Annual Net Revenue | R309,546.29 | R338,641.09 | R365,206.27 | R388,667.79 | R408,388.75 |
| Average Net revenue per Month | R25,795.52 | R28,220.09 | R30,433.86 | R32,388.98 | R34,032.40 |

*Unit Number: 306, 309, 310, 307, 308, 311, 312

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.Studio E

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|-------------|-------------|-------------|
| Annual Gross Booking Revenue | R525,950.85 | R573,269.09 | R616,804.18 | R655,681.70 | R688,931.20 |
| Average Daily Rate (ADR) | R1,792.26 | R1,883.37 | R1,979.04 | R2,079.49 | R2,184.97 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R92,218.89 | R100,437.95 | R107,985.53 | R114,710.79 | R120,446.33 |
| Annual Net Booking Revenue | R433,731.96 | R472,831.14 | R508,818.65 | R540,970.91 | R568,484.87 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R6,552.47 | R7,141.98 | R7,684.35 | R8,168.70 | R8,582.93 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R8,910.47 | R9,615.98 | R10,283.45 | R10,902.79 | R11,462.75 |
| Total Annual Operating Expenses | R106,925.65 | R115,391.73 | R123,401.43 | R130,833.43 | R137,552.96 |
| Annual Net Revenue | R326,806.31 | R357,439.41 | R385,417.23 | R410,137.47 | R430,931.91 |
| Average Net revenue per Month | R27,233.86 | R29,786.62 | R32,118.10 | R34,178.12 | R35,910.99 |

*Unit Number: 406, 409, 410, 407, 408, 411, 412, 506, 509, 510, 507, 508, 511, 512, 606, 607, 610, 611, 702, 703, 706, 707

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.One Bed A

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|-------------|-------------|-------------|
| Annual Gross Booking Revenue | R534,862.60 | R582,894.90 | R627,099.62 | R666,591.42 | R700,387.76 |
| Average Daily Rate (ADR) | R1,815.70 | R1,907.98 | R2,004.88 | R2,106.63 | R2,213.46 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R93,760.82 | R102,103.06 | R109,766.15 | R116,597.38 | R122,427.25 |
| Annual Net Booking Revenue | R441,101.78 | R480,791.84 | R517,333.46 | R549,994.04 | R577,960.51 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R6,663.50 | R7,261.90 | R7,812.62 | R8,304.62 | R8,725.66 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R9,021.50 | R9,735.90 | R10,411.72 | R11,038.70 | R11,605.48 |
| Total Annual Operating Expenses | R108,257.96 | R116,830.79 | R124,940.59 | R132,464.44 | R139,265.72 |
| Annual Net Revenue | R332,843.82 | R363,961.05 | R392,392.87 | R417,529.61 | R438,694.80 |
| Average Net revenue per Month | R27,736.98 | R30,330.09 | R32,699.41 | R34,794.13 | R36,557.90 |

*Unit Number: 317, 209, 320, 318, 212, 206, 205, 207, 208, 211, 210, 319

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.One Bed B

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|-------------|-------------|-------------|
| Annual Gross Booking Revenue | R562,039.65 | R612,489.99 | R658,915.89 | R700,387.76 | R735,873.92 |
| Average Daily Rate (ADR) | R1,907.98 | R2,004.88 | R2,106.63 | R2,213.46 | R2,325.63 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R98,448.86 | R107,208.21 | R115,254.46 | R122,427.25 | R128,548.61 |
| Annual Net Booking Revenue | R463,590.79 | R505,281.78 | R543,661.43 | R577,960.51 | R607,325.31 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R7,002.08 | R7,630.60 | R8,208.99 | R8,725.66 | R9,167.76 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R9,360.08 | R10,104.60 | R10,808.09 | R11,459.75 | R12,047.57 |
| Total Annual Operating Expenses | R112,320.93 | R121,255.25 | R129,697.13 | R137,516.99 | R144,570.90 |
| Annual Net Revenue | R351,269.86 | R384,026.52 | R413,964.31 | R440,443.52 | R462,754.41 |
| Average Net revenue per Month | R29,272.49 | R32,002.21 | R34,497.03 | R36,703.63 | R38,562.87 |

*Unit Number: 417, 517, 420, 520, 418, 522, 415, 518, 419, 515, 519, 421, 521, 425, 525, 422, 427, 423, 523
 *Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.One Bed C

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|-------------|-------------|-------------|
| Annual Gross Booking Revenue | R589,216.70 | R642,085.08 | R690,732.17 | R734,184.10 | R771,360.08 |
| Average Daily Rate (ADR) | R2,000.27 | R2,101.78 | R2,208.37 | R2,320.29 | R2,437.80 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R103,136.90 | R112,313.37 | R120,742.77 | R128,257.11 | R134,669.97 |
| Annual Net Booking Revenue | R486,079.80 | R529,771.71 | R569,989.40 | R605,926.99 | R636,690.11 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R7,340.66 | R7,999.31 | R8,605.37 | R9,146.71 | R9,609.86 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R9,698.66 | R10,473.31 | R11,204.47 | R11,880.80 | R12,489.67 |
| Total Annual Operating Expenses | R116,383.90 | R125,679.72 | R134,453.66 | R142,569.54 | R149,876.08 |
| Annual Net Revenue | R369,695.90 | R404,091.99 | R435,535.74 | R463,357.44 | R486,814.03 |
| Average Net revenue per Month | R30,807.99 | R33,674.33 | R36,294.65 | R38,613.12 | R40,567.84 |

*Unit Number: 618, 714, 617, 712, 616, 713

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.One Bed D

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Annual Gross Booking Revenue | R658,410.50 | R717,391.34 | R771,660.68 | R820,133.94 | R861,607.40 |
| Average Daily Rate (ADR) | R2,231.71 | R2,344.79 | R2,463.53 | R2,588.21 | R2,719.12 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R115,072.84 | R125,303.70 | R134,702.94 | R143,083.46 | R150,237.63 |
| Annual Net Booking Revenue | R543,337.66 | R592,087.65 | R636,957.75 | R677,050.48 | R711,369.77 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R8,202.70 | R8,937.50 | R9,613.61 | R10,217.50 | R10,734.19 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R10,560.70 | R11,411.50 | R12,212.71 | R12,951.59 | R13,614.00 |
| Total Annual Operating Expenses | R126,728.37 | R136,938.01 | R146,552.47 | R155,419.04 | R163,368.05 |
| Annual Net Revenue | R416,609.30 | R455,149.64 | R490,405.28 | R521,631.43 | R548,001.72 |
| Average Net revenue per Month | R34,717.44 | R37,929.14 | R40,867.11 | R43,469.29 | R45,666.81 |

*Unit Number: 609, 705, 608, 704

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.One Bed E

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|-------------|-------------|-------------|
| Annual Gross Booking Revenue | R549,419.60 | R598,727.85 | R644,107.88 | R684,651.53 | R719,350.87 |
| Average Daily Rate (ADR) | R1,863.82 | R1,958.51 | R2,057.93 | R2,162.33 | R2,271.95 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R96,271.91 | R104,834.24 | R112,700.08 | R119,712.74 | R125,698.38 |
| Annual Net Booking Revenue | R453,147.70 | R493,893.61 | R531,407.81 | R564,938.78 | R593,652.49 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R6,844.85 | R7,459.15 | R8,024.51 | R8,529.62 | R8,961.91 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R9,202.85 | R9,933.15 | R10,623.61 | R11,263.70 | R11,841.73 |
| Total Annual Operating Expenses | R110,434.23 | R119,197.81 | R127,483.33 | R135,164.42 | R142,100.70 |
| Annual Net Revenue | R342,713.46 | R374,695.79 | R403,924.48 | R429,774.36 | R451,551.79 |
| Average Net revenue per Month | R28,559.46 | R31,224.65 | R33,660.37 | R35,814.53 | R37,629.32 |

*Unit Number: 315

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.One Bed F

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Annual Gross Booking Revenue | R726,356.55 | R791,266.90 | R851,002.56 | R904,373.50 | R950,058.94 |
| Average Daily Rate (ADR) | R2,452.90 | R2,577.04 | R2,707.39 | R2,844.26 | R2,987.98 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R126,793.53 | R138,047.23 | R148,389.41 | R157,614.78 | R165,495.52 |
| Annual Net Booking Revenue | R599,563.02 | R653,219.67 | R702,613.15 | R746,758.71 | R784,563.42 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R9,049.19 | R9,857.87 | R10,602.07 | R11,266.99 | R11,836.15 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R11,407.19 | R12,331.87 | R13,201.17 | R14,001.07 | R14,715.96 |
| Total Annual Operating Expenses | R136,886.30 | R147,982.40 | R158,414.08 | R168,012.86 | R176,591.56 |
| Annual Net Revenue | R462,676.72 | R505,237.27 | R544,199.07 | R578,745.85 | R607,971.86 |
| Average Net revenue per Month | R38,556.39 | R42,103.11 | R45,349.92 | R48,228.82 | R50,664.32 |

*Unit Number: 323

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.One Bed Pool A

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|-------------|-------------|---------------|
| Annual Gross Booking Revenue | R765,042.60 | R833,386.58 | R896,277.75 | R952,463.44 | R1,000,553.38 |
| Average Daily Rate (ADR) | R2,583.58 | R2,714.25 | R2,851.47 | R2,995.54 | R3,146.82 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R133,466.87 | R145,312.87 | R156,199.38 | R165,910.30 | R174,205.81 |
| Annual Net Booking Revenue | R631,575.73 | R688,073.70 | R740,078.37 | R786,553.14 | R826,347.57 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R9,531.16 | R10,382.61 | R11,166.13 | R11,866.11 | R12,465.23 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R11,889.16 | R12,856.61 | R13,765.23 | R14,600.19 | R15,345.04 |
| Total Annual Operating Expenses | R142,669.87 | R154,279.29 | R165,182.72 | R175,202.30 | R184,140.48 |
| Annual Net Revenue | R488,905.86 | R533,794.41 | R574,895.64 | R611,350.84 | R642,207.09 |
| Average Net revenue per Month | R40,742.15 | R44,482.87 | R47,907.97 | R50,945.90 | R53,517.26 |

*Unit Number: 322, 321

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.One Bed Pool B

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|-------------|---------------|---------------|
| Annual Gross Booking Revenue | R821,486.60 | R894,853.05 | R962,357.74 | R1,022,656.03 | R1,074,255.60 |
| Average Daily Rate (ADR) | R2,775.65 | R2,915.93 | R3,063.22 | R3,217.88 | R3,380.28 |
| Occupancy % | 79% | 82% | 84% | 85% | 85% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R143,203.46 | R155,915.84 | R167,598.18 | R178,018.52 | R186,919.45 |
| Annual Net Booking Revenue | R678,283.14 | R738,937.21 | R794,759.56 | R844,637.51 | R887,336.16 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R10,234.35 | R11,148.38 | R11,989.37 | R12,740.59 | R13,383.43 |
| Electricity | R1,000.00 | R1,050.00 | R1,102.50 | R1,157.63 | R1,215.51 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R660.00 | R726.00 | R798.60 | R878.46 | R966.31 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R12,592.35 | R13,622.38 | R14,588.47 | R15,474.67 | R16,263.25 |
| Total Annual Operating Expenses | R151,108.25 | R163,468.53 | R175,061.68 | R185,696.10 | R195,158.96 |
| Annual Net Revenue | R527,174.89 | R575,468.68 | R619,697.88 | R658,941.41 | R692,177.20 |
| Average Net revenue per Month | R43,931.24 | R47,955.72 | R51,641.49 | R54,911.78 | R57,681.43 |

*Unit Number: 327, 325

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.Two Bed A

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Annual Gross Booking Revenue | R833,065.60 | R909,593.10 | R979,784.93 | R1,042,185.17 | R1,095,178.35 |
| Average Daily Rate (ADR) | R2,965.00 | R3,116.25 | R3,275.06 | R3,441.82 | R3,616.91 |
| Occupancy % | 75% | 78% | 80% | 81% | 81% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R146,526.68 | R159,841.00 | R172,024.65 | R182,826.47 | R191,967.79 |
| Annual Net Booking Revenue | R686,538.93 | R749,752.10 | R807,760.28 | R859,358.70 | R903,210.56 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R10,378.61 | R11,332.01 | R12,206.49 | R12,983.89 | R13,644.10 |
| Electricity | R2,000.00 | R2,100.00 | R2,205.00 | R2,315.25 | R2,431.01 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R990.00 | R1,089.00 | R1,197.90 | R1,317.69 | R1,449.46 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R14,066.61 | R15,219.01 | R16,307.39 | R17,314.83 | R18,222.57 |
| Total Annual Operating Expenses | R168,799.31 | R182,628.17 | R195,688.65 | R207,777.96 | R218,670.82 |
| Annual Net Revenue | R517,739.62 | R567,123.93 | R612,071.63 | R651,580.74 | R684,539.74 |
| Average Net revenue per Month | R43,144.97 | R47,260.33 | R51,005.97 | R54,298.40 | R57,044.98 |

*Unit Number: 313

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.Two Bed B

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-------------|-------------|---------------|---------------|---------------|
| Annual Gross Booking Revenue | R880,356.60 | R961,182.75 | R1,035,307.93 | R1,101,195.10 | R1,157,138.78 |
| Average Daily Rate (ADR) | R3,133.75 | R3,293.44 | R3,461.11 | R3,637.16 | R3,822.02 |
| Occupancy % | 75% | 78% | 80% | 81% | 81% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R154,684.37 | R168,740.22 | R181,602.36 | R193,005.68 | R202,655.96 |
| Annual Net Booking Revenue | R725,672.23 | R792,442.53 | R853,705.56 | R908,189.42 | R954,482.82 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R10,967.78 | R11,974.74 | R12,898.21 | R13,719.06 | R14,416.02 |
| Electricity | R2,000.00 | R2,100.00 | R2,205.00 | R2,315.25 | R2,431.01 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R990.00 | R1,089.00 | R1,197.90 | R1,317.69 | R1,449.46 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R14,655.78 | R15,861.74 | R16,999.11 | R18,050.00 | R18,994.49 |
| Total Annual Operating Expenses | R175,869.31 | R190,340.82 | R203,989.34 | R216,599.95 | R227,933.91 |
| Annual Net Revenue | R549,802.92 | R602,101.71 | R649,716.23 | R691,589.48 | R726,548.91 |
| Average Net revenue per Month | R45,816.91 | R50,175.14 | R54,143.02 | R57,632.46 | R60,545.74 |

*Unit Number: 413, 614, 513, 612, 711, 708

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

.Two Bed C

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|---------------|---------------|---------------|---------------|---------------|
| Annual Gross Booking Revenue | R1,033,561.30 | R1,128,259.17 | R1,215,086.21 | R1,292,245.02 | R1,357,741.19 |
| Average Daily Rate (ADR) | R3,675.00 | R3,861.75 | R4,057.84 | R4,263.73 | R4,479.92 |
| Occupancy % | 75% | 78% | 80% | 81% | 81% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R181,112.18 | R197,560.90 | R212,614.12 | R225,961.79 | R237,259.88 |
| Annual Net Booking Revenue | R852,449.12 | R930,698.27 | R1,002,472.09 | R1,066,283.23 | R1,120,481.31 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R12,876.45 | R14,056.23 | R15,137.95 | R16,099.22 | R16,915.19 |
| Electricity | R2,000.00 | R2,100.00 | R2,205.00 | R2,315.25 | R2,431.01 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R990.00 | R1,089.00 | R1,197.90 | R1,317.69 | R1,449.46 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R16,564.45 | R17,943.23 | R19,238.85 | R20,430.16 | R21,493.66 |
| Total Annual Operating Expenses | R198,773.41 | R215,318.75 | R230,866.19 | R245,161.91 | R257,923.97 |
| Annual Net Revenue | R653,675.70 | R715,379.53 | R771,605.90 | R821,121.32 | R862,557.34 |
| Average Net revenue per Month | R54,472.98 | R59,614.96 | R64,300.49 | R68,426.78 | R71,879.78 |

*Unit Number: 305, 405, 505, 605, 701

*Projections are based on 2025/2026 figures and do not include inflation adjustments

5 Year Net Revenue Projection

**.Two Bed
Duplex**

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| Annual Gross Booking Revenue | R1,554,243.60 | R1,696,087.20 | R1,826,083.77 | R1,941,550.98 | R2,039,512.45 |
| Average Daily Rate (ADR) | R5,519.57 | R5,798.55 | R6,091.48 | R6,399.05 | R6,722.00 |
| Occupancy % | 75% | 78% | 80% | 81% | 81% |
| Annual Platform Fees charged by OTAs (Airbnb, B.Com etc.) | R270,929.88 | R295,511.23 | R318,011.20 | R337,967.07 | R354,865.42 |
| Annual Net Booking Revenue | R1,283,313.72 | R1,400,575.97 | R1,508,072.57 | R1,603,583.91 | R1,684,647.02 |
| Monthly Operating Expenses | | | | | |
| Prop Management Fee | R19,363.28 | R21,130.42 | R22,749.96 | R24,188.49 | R25,408.93 |
| Electricity | R2,000.00 | R2,100.00 | R2,205.00 | R2,315.25 | R2,431.01 |
| Internet | R599.00 | R599.00 | R599.00 | R599.00 | R599.00 |
| Linen | R990.00 | R1,089.00 | R1,197.90 | R1,317.69 | R1,449.46 |
| Netflix | R99.00 | R99.00 | R99.00 | R99.00 | R99.00 |
| SuperSight Software | R0.00 | R0.00 | R0.00 | R0.00 | R0.00 |
| Total Monthly Operating Expenses | R23,051.28 | R25,017.42 | R26,850.86 | R28,519.43 | R29,987.40 |
| Total Annual Operating Expenses | R276,615.42 | R300,209.04 | R322,210.32 | R342,233.15 | R359,848.77 |
| Annual Net Revenue | R1,006,698.30 | R1,100,366.93 | R1,185,862.25 | R1,261,350.76 | R1,324,798.26 |
| Average Net revenue per Month | R83,891.53 | R91,697.24 | R98,821.85 | R105,112.56 | R110,399.85 |

*Unit Number: 526, 524

*Projections are based on 2025/2026 figures and do not include inflation adjustments

The rise of Apart-Hotels

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