INVESTMENT OPPORTUNITY · FOR SALE

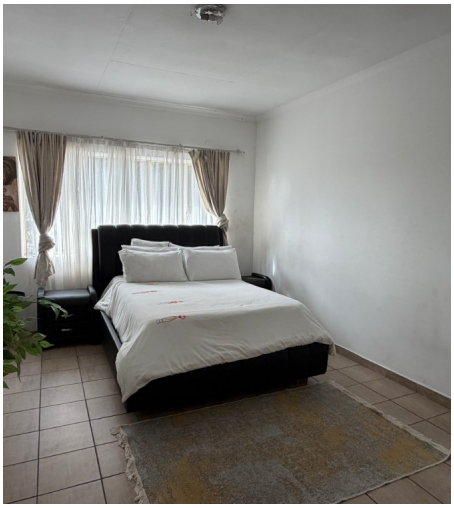
ROSETTENVILLE, JOHANNESBURG

Marion Court

A fully tenanted six-unit apartment block on a corner stand, with a resident caretaker and recoverable utilities.

ASKING PRICE	NET YIELD, FULLY LET	NET INCOME / MONTH	MUNICIPAL VALUE
R1,600,000	14.2%	R18,968	R1,920,000





The building

Six apartments on a 484 m² corner stand: three on the ground floor, each with its own patio, and three upstairs, each with a balcony.

Each unit is a two-bedroom with a small lounge at the entrance. The layout also works as a one-bedroom with a large lounge, which widens the pool of tenants.

Units	**6 apartments**
Stand size	**484 m², corner**
Zoning (rates)	**Residential**
Area	**Rosettenville, Region F**

How it runs

Prepaid electricity

Every unit is on a Meter Man prepaid meter. Meters are inspected regularly and tenant purchases are refunded to the owner monthly.

Water, sewer and refuse recovered

Water is metered monthly and billed to tenants along with their share of sewer and refuse, which covers those municipal charges almost exactly.

Resident caretaker

The caretaker lives on site rent free, with electricity and water covered, plus a R2,500 monthly retainer.

[Agent name] · [Phone] · [Email]

Income and expenses

MARION COURT · OCTOBER 2026

RENT ROLL (MONTHLY)

Unit	Rent	Water	Sewer	Refuse	Total
Unit 1	4,200.00	330.00	457.17	92.76	**5,079.93**
Unit 2	3,999.00	330.00	457.17	92.76	**4,878.93**
Unit 3	4,200.00	330.00	457.17	92.76	**5,079.93**
Unit 4	4,452.00	330.00	457.17	92.76	**5,331.93**
Unit 5	3,999.00	330.00	457.17	92.76	**4,878.93**
Unit 6 (projected)	4,000.00	330.00	457.17	92.76	**4,879.93**
Total	**24,850.00**	**1,980.00**	**2,743.02**	**556.56**	**30,129.58**

Unit 6 is being refurbished and is expected to be let from month end; its figures are projected at the building's current rental level.

MONTHLY INCOME

Rental	24,850.00
Utility recoveries from tenants	5,279.58
Electricity refund (Meter Man)[1]	2,646.75
Gross income	**R32,776.33**

NET RETURN, FULLY LET

Net income per month	**R18,968.39**
Net income per year	**R227,620.68**
Asking price	**R1,600,000**
Net yield	**14.2%**

MONTHLY EXPENSES

Fixed	
Property rates	1,335.01
Electricity service charge	349.74
Electricity network charge	1,411.26
Sewer (6 units)	2,745.17
Water demand levy (6 units)	743.41
Refuse	556.60
Caretaker retainer	2,500.00
Fixed total	**9,641.19**
Variable[2]	
Electricity (bulk meter)	3,333.44
Water consumption	833.31
Variable total	**4,166.75**
Total expenses	**R13,807.94**

All amounts in rand and include VAT where the City of Johannesburg charges it. Municipal figures are from the City of Johannesburg account for September 2026 (account copy available on request).

[1] Average of the monthly Meter Man refunds recorded from October 2025 to June 2026.

[2] Variable costs are the latest actual meter readings (electricity over 35 days, water over 155 days) converted to an average month.

Figures are provided in good faith from the owner's records; buyers should verify them as part of their own due diligence.