

**MEDICENTRE**

MEDICAL & CARE SERVICES

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# NEW MEDICAL & CARE CENTRE DEVELOPMENT

- Paarl, Western Cape, South Africa -

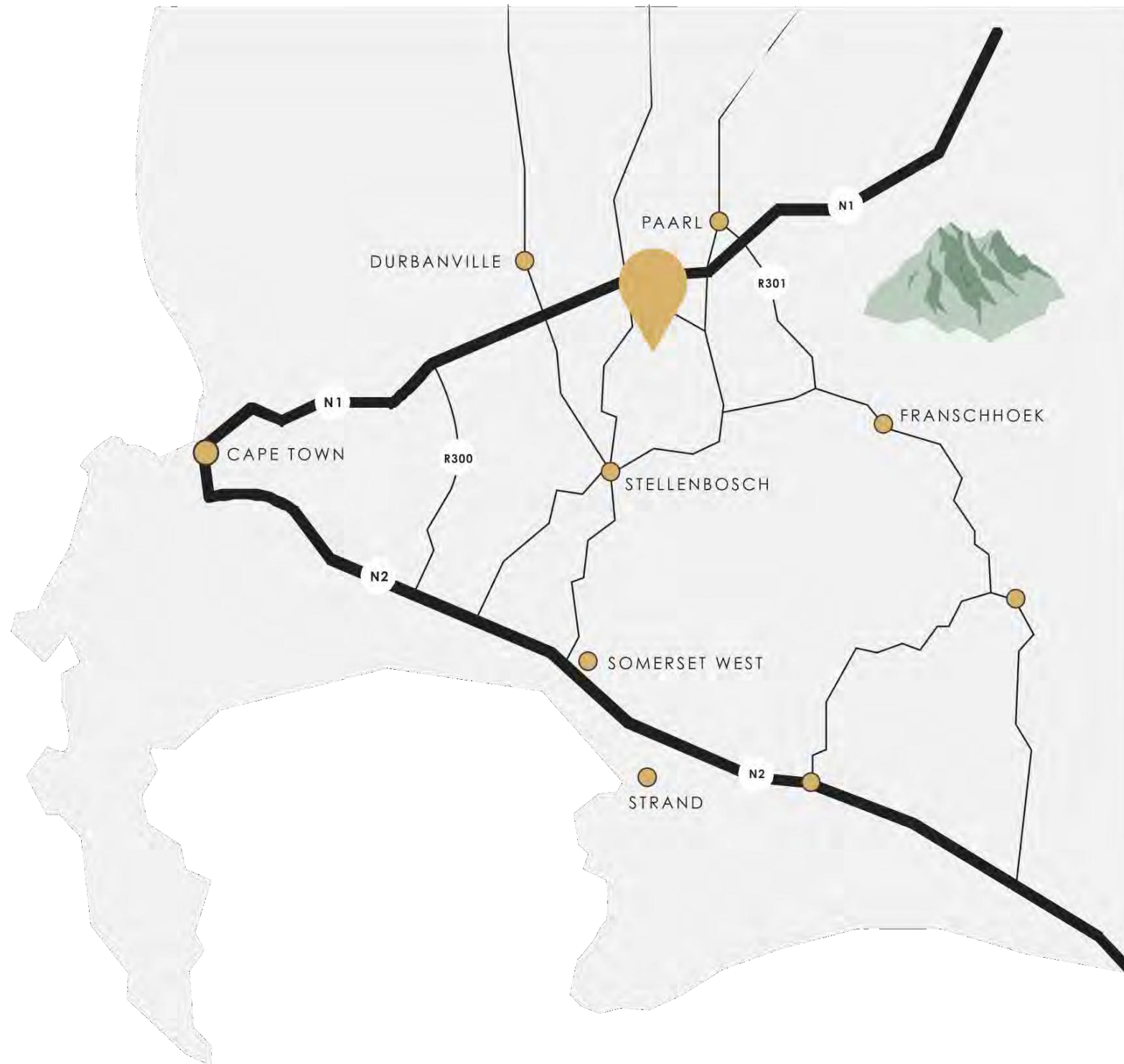
(Second Phase of Medicentre Paarl Development)

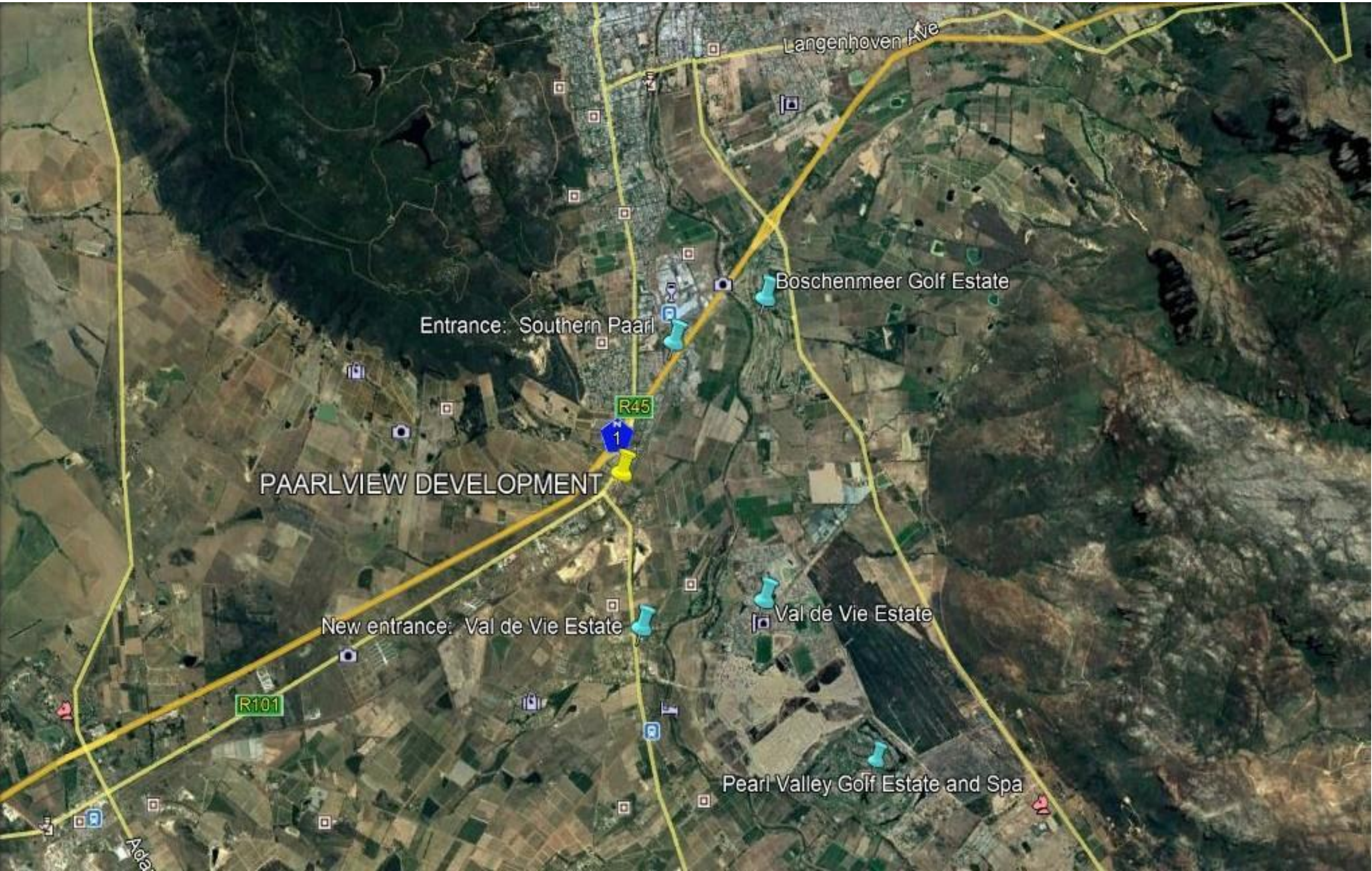
**INVEST | BUY | RENT**

**Medical & Retirement Care Units from R 1 600 000 | 10% Finance Deposit**

*(Furnished; VAT Excluded; Finance approval )*

## LOCATION





# MEDICENTRE

MEDICAL & CARE SERVICES



Care Centre



Medical Centre

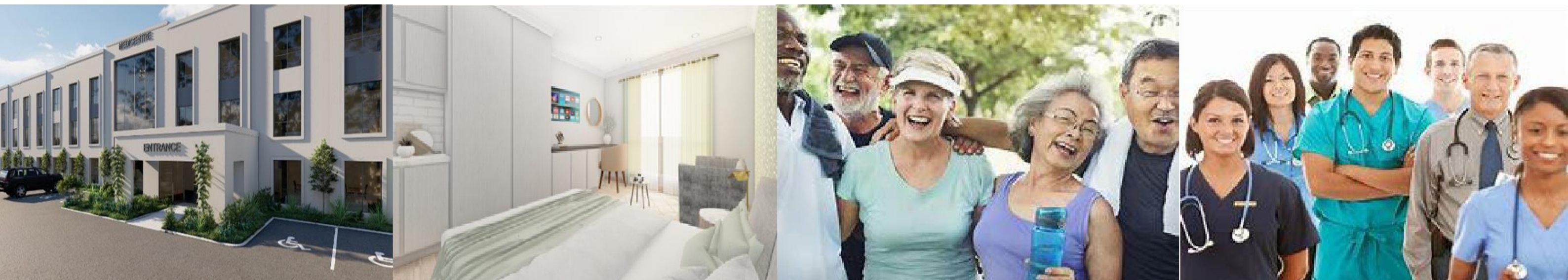
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# INVESTMENT OFFERING & INFORMATION



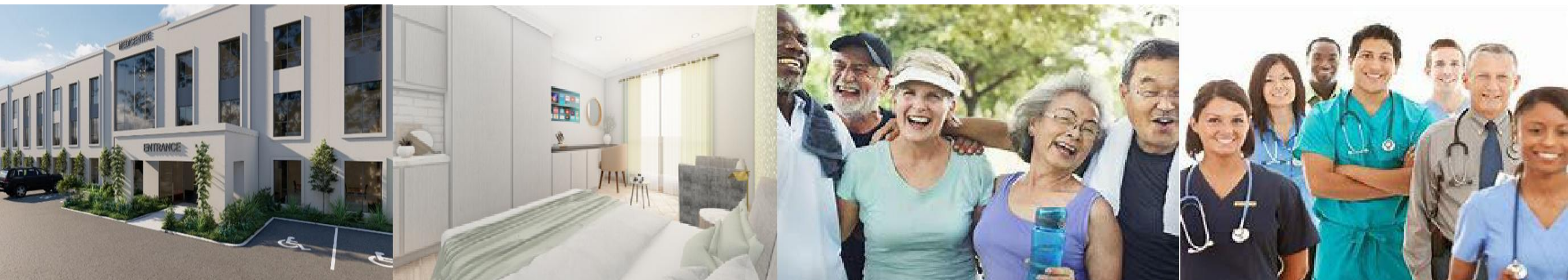
**OFFERING**

**Offering – Invest | Buy | Rent**

- **25 sqm Unit: from R 1 600 000 + VAT**
- **30 sqm Unit: from R 1 800 000 + VAT**
- **Finance deposit: 10% (Bank to approve)**
- **Projected yield: 9 - 15%+ p.a.**
- **Invest from R 50 000+**



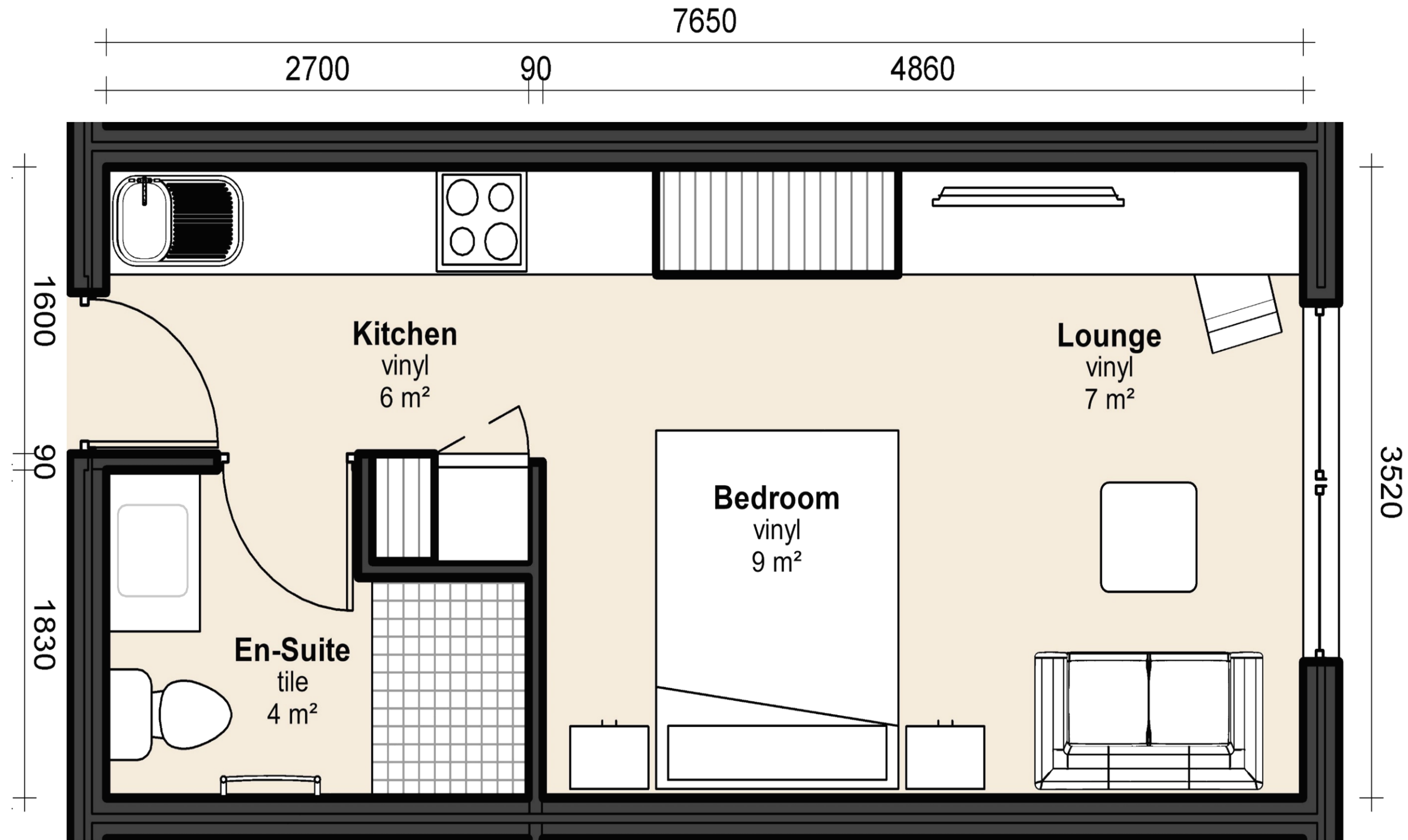
## BUILDING VISUALS & IMAGES





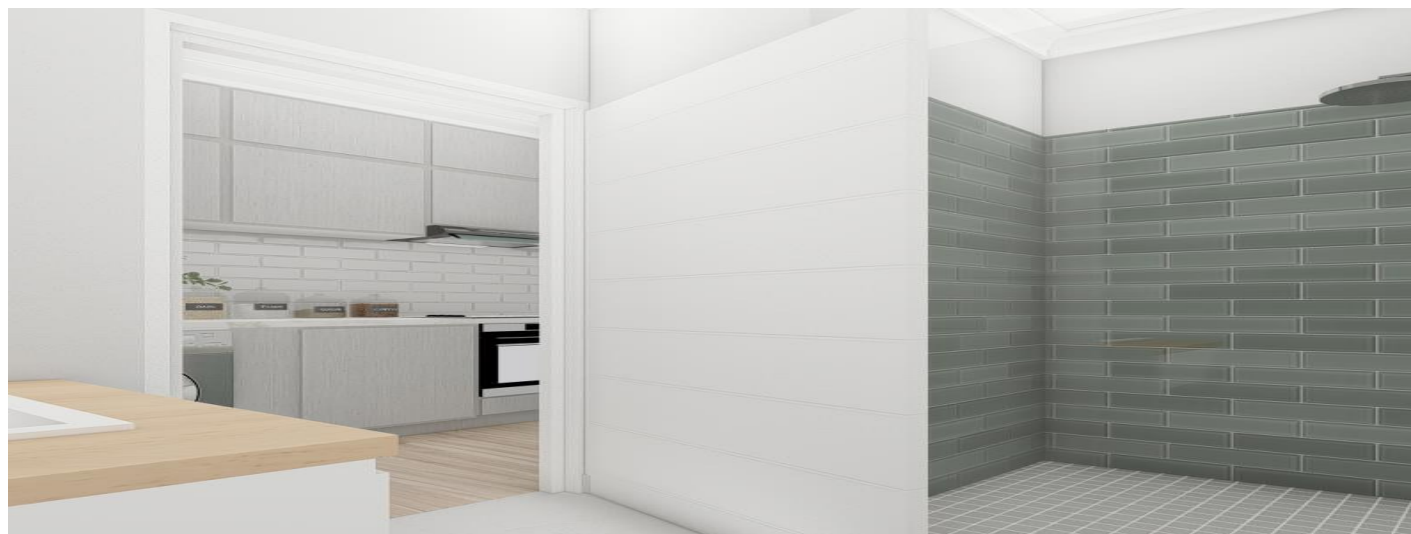


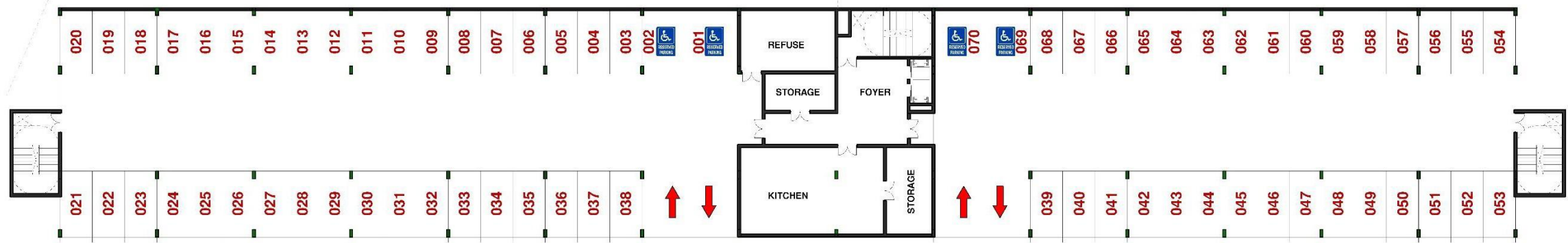
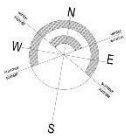
**UNITS / ROOMS: Type A & B**



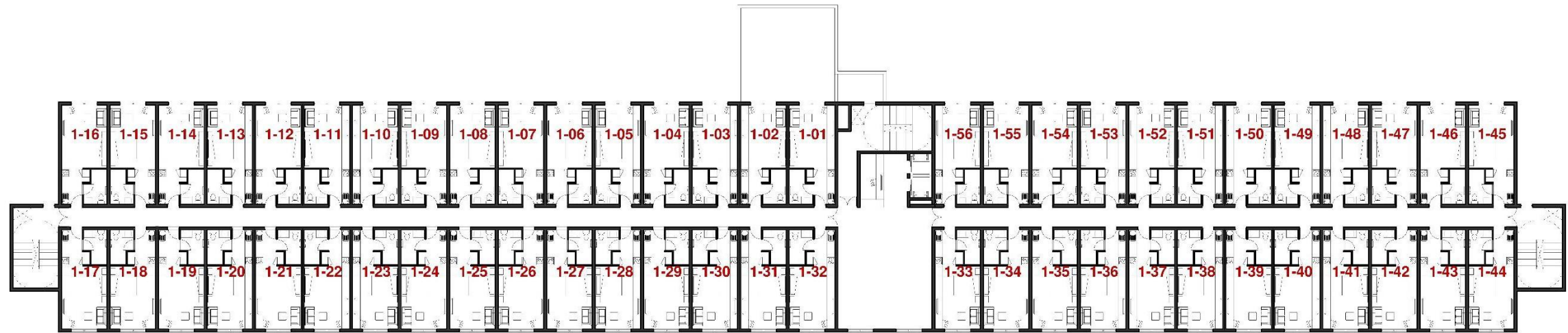
**Typical Unit Floor Plan**  
**Unit Size 30 sqm**

## CARE UNITS / ROOMS





Ground Storey  
Scale 1:200



First Storey  
Scale 1:200



Second Storey  
Scale 1:200



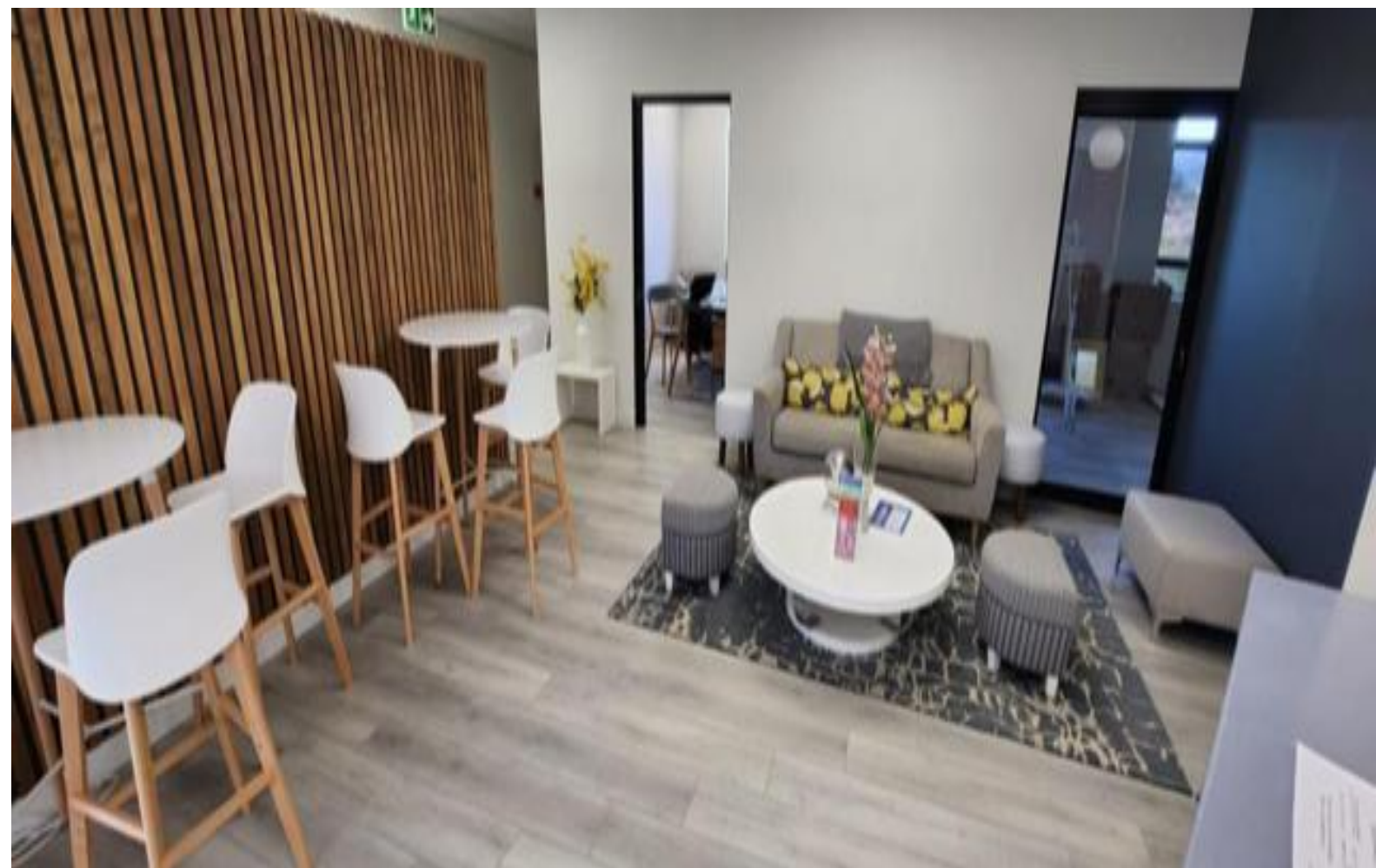
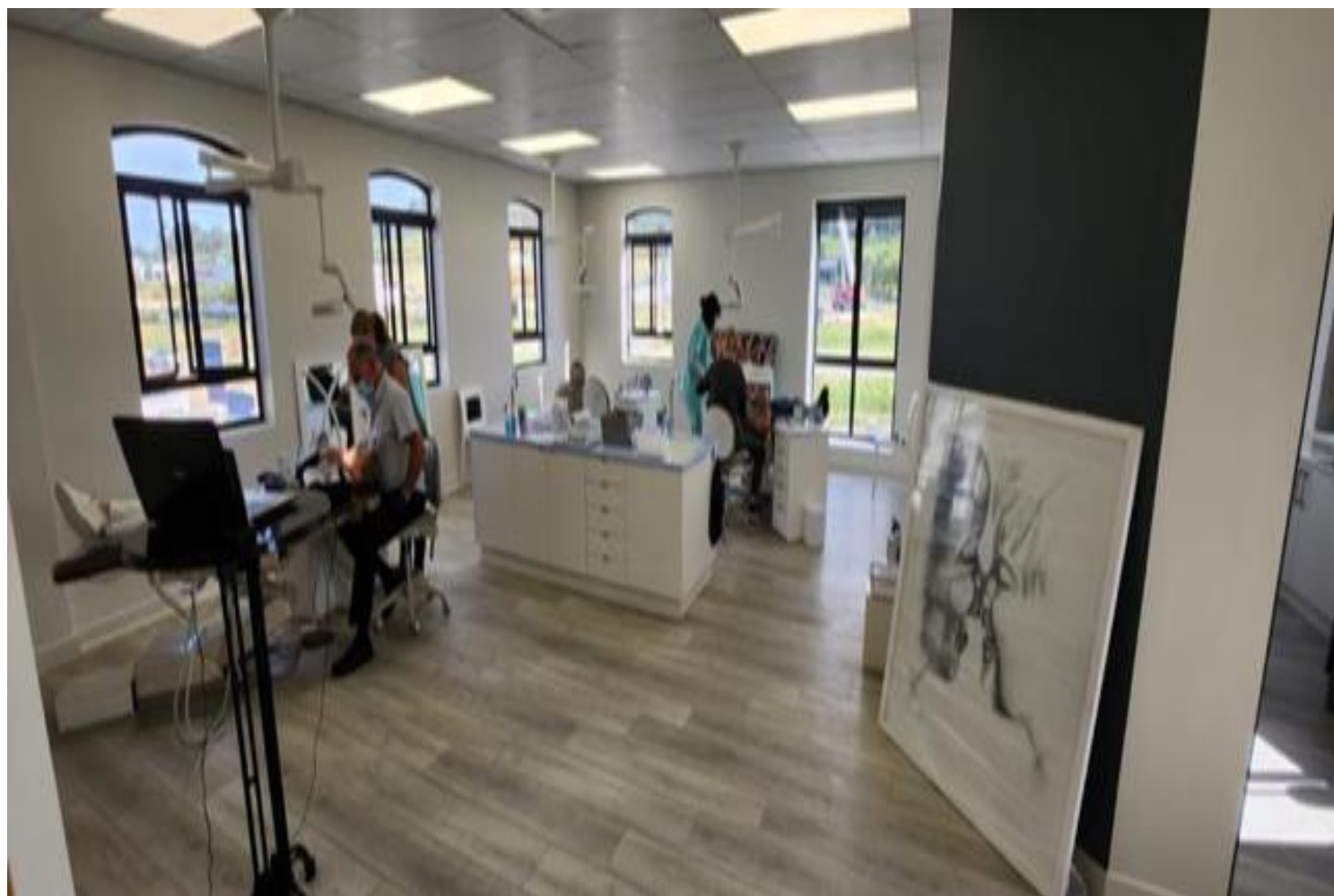
# **MEDICAL SERVICES CENTRE**

**- PHASE 1 COMPLETED -**



# MEDICAL CENTRE (Phase 1 completed)





# TENANTS





# PRIVATE CARE & MARKET INFORMATION



**MARKET OPPORTUNITY**

## **Market Opportunity - South African Healthcare Market**

- **R350 billion+ private healthcare sector**
- **R140 billion+ long-term care market**
- **Strong demographic growth drivers**
- **Increasing demand for integrated medical and retirement accommodation**
- **Attractive long-term opportunity for property and business investors**
- **Existing +/- 3000 sqm, on-site Medical Services Centre – visit:**

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- **New Day Hospital planned for 2026 / 2027.**

## Indicative Investment Performance: 10 Years

| Investment Type                         | Indicative Gross Yield | Potential Long-Term Growth (10 years) |
|-----------------------------------------|------------------------|---------------------------------------|
| Student Accommodation                   | 7 - 10%                | 290 - 310%                            |
| Medical Care Units (Rental Income)      | 10 - 14%               | 350 - 380%                            |
| Medical Care Units + Operational Income | 12 - 18%               | 390 - 480%                            |

## INVESTMENT – KEY POINTS

### Defensive Asset Class

- **Essential healthcare services**
- **Stable and rising long-term demand**
- **Less dependent on residential and stock market cycles**
- **Supported by demographic trends**
- **Resilient occupancy potential**

**INVESTMENT – KEY POINTS**

## **Income & Growth Potential**

- **Passive rental income**
- **Competitive rental yields**
- **Long-term capital growth**
- **Healthcare property exposure**
- **Professionally managed investment**
- **Optional participation in operational income**

## INVESTMENT OPTIONS

# Flexible Investment Options

- **Medical Care Unit Ownership**
- **Retirement Care Unit Ownership**
- **Rental Investment Portfolios**
- **Structure Equity Investments**
- **Lending Investments**

## INCOME

### Multiple Potential Income Streams

- Long-term rentals and Retirement accommodation
- Short-term stays, Rehabilitation and Recovery accommodation
- Nursing & care packages
- Meals & catering
- Laundry & cleaning
- Parking
- Hospitality services
- Operational income opportunities

## **Professionally Managed**

- **Tenant sourcing**
- **Occupancy management**
- **Rental administration**
- **Facility management**
- **Building maintenance**
- **Healthcare operations**
- **Investor reporting**

## **Care Services**

- **Retirement and Assisted Living**
- **Frail Care**
- **Rehabilitation**
- **Neuro, Dementia, Alzheimer and Spinal Care**
- **Stroke, Cancer, injury and related Recovery Care**
- **Post-operative Recovery and Long-term Medical Care**
- **Palliative and Respite Care**

## LOCATION

### Location – Paarl, Western Cape

- **One of the Fastest-growing areas in South-Africa**
- **Major Pipeline and Future developments earmarked**
- **Location is Easily accessible - Close to N1 and on main routes**
- **Growing retirement population – Local and National**
- **Increasing demand for Healthcare services**
- **Strong long-term property fundamentals**



# **PAARL DAY HOSPITAL**

**- THIRD PHASE DEVELOPMENT -**

**(Construction Planned date: 2026/2027)**





## DAY HOSPITAL



### KEY FEATURES

- 20 Beds
- 2 Major Theatres
- Specialist eye Facilities
- Dermatology and Skin Care
- Urology
- Medical scopes and Endoscopies
- Specialist Dentist Procedures



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