



CORPORATE LEASING

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Contents



1. Executive Summary

5. Model

2. Market Opportunity

6. Income vs Expense

3. Market Opportunity

7. Financial Overview

4. Market Opportunity

8. Conclusion



1. Executive Summary

Midrand, located between Johannesburg and Pretoria, is a rapidly growing urban area that attracts a mix of business travelers, tourists, and long-term renters. A ONE-bedroom apartment here offers flexibility and potential for significant returns when leveraged on corporate rentals and traveling agencies.

2. Market Opportunity

Renting out your property to corporate clients can be a lucrative business opportunity, especially in high-demand areas. The corporate leasing market offers stable income, long-term tenants, and lower vacancy risks.

1

Location Advantage



2

Growth Potential



3

Competitive Edge



key market opportunities and factors to consider:



Strong Demand from Businesses

- Remote & Hybrid Work Models
- Relocation + Expansion
- Serviced & Furnished apartments

Target Market Segments

- Stable & Reliable Rent Payments
- Longer Lease Terms
- Higher Rental Yield
- Low Maintenance Tenants

Market Opportunity

Location Advantage:

Midrand is home to key corporate offices, the Gallagher Convention Centre, and large shopping centers like the Mall of Africa, making it a strategic choice for both business and leisure travelers.

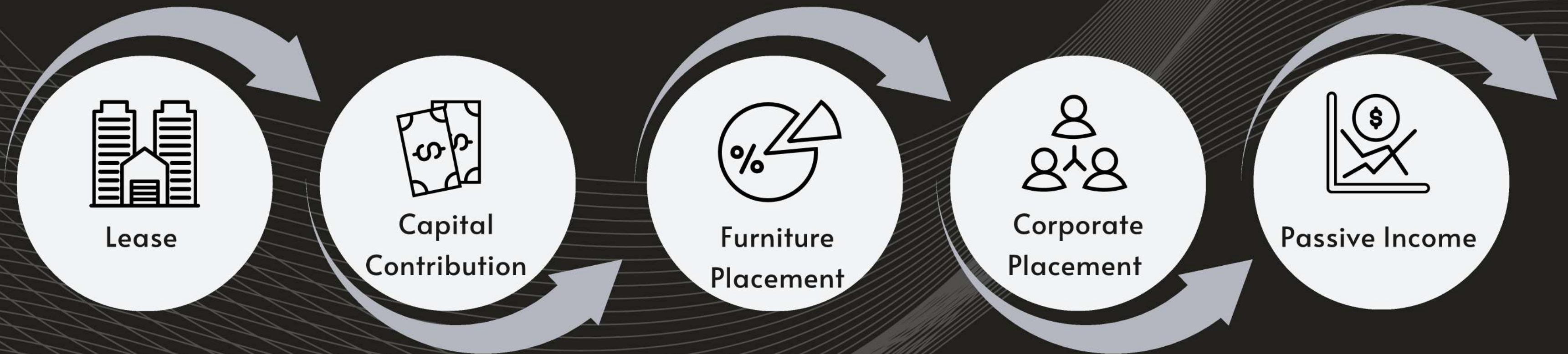
Growth Potential:

Midrand's property market has seen steady demand due to proximity to major highways, the Gautrain station, and a rising young professional demographic.

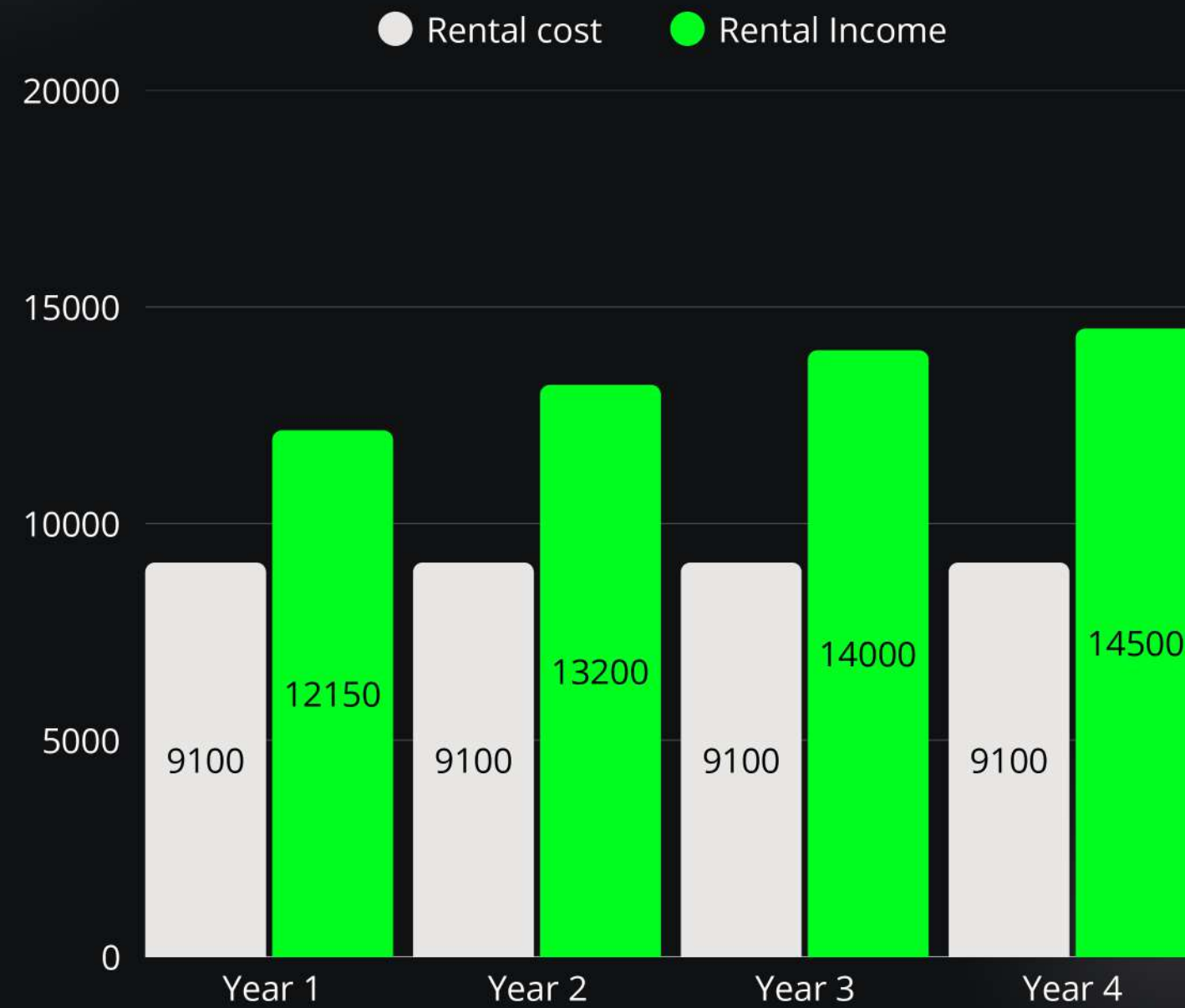
Competitive Edge:

Unlike major tourist centers, Midrand has fewer short-term rental options, allowing early entrants to capture a larger share of this market.

3. Model



Income vs Expense



+ Add transaction

Future

Import

<

Mar 01, 2025 – Mar 31, 2025

>

Filters

Reset filters

By category

6 All categories

By people

Airbnb Libertalia

By note

Filter by specific keyword

By amount

-50000

-1000

Current Wallet Balance

-74,000.00 ZAR

Total Period Change

-74,000.00 ZAR

Total Period Expenses

-74,000.00 ZAR

Total Period Income

0.00 ZAR

Mar 02, 2025					-57,000.00 ZAR
<input type="checkbox"/>	<div><div></div><div>Other</div></div>	Professional photography	---	---	-1,000.00 ZAR
<input type="checkbox"/>	<div><div></div><div>Wifi</div></div>	R500 per month x 12 months	---	---	-6,000.00 ZAR
<input type="checkbox"/>	<div><div></div><div>Furniture</div></div>		---	---	-50,000.00 ZAR
Mar 01, 2025					-17,000.00 ZAR
<input type="checkbox"/>	<div><div></div><div>Landlord</div></div>	Once off Rental Arbitrage	---	---	-8,500.00 ZAR
<input type="checkbox"/>	<div><div></div><div>Landlord</div></div>	Refundable Deposit after lease termination	---	---	-8,500.00 ZAR



+ Add transaction

Future

Import



Apr 01, 2025 – Apr 30, 2025



Filters

Reset filters

By category

4

All categories



By people



Airbnb Libertalia



By note

Filter by specific keyword

By amount



-8500



11500

Current Wallet Balance

-62,500.00 ZAR

Total Period Change

+3,000.00 ZAR

Total Period Expenses

-8,500.00 ZAR

Total Period Income

+11,500.00 ZAR

Till the end of period



Scheduled

2 transactions

+3,000.00 ZAR



Landlord

Apr 01, 2025
in 3 days

Rental Arbitrage

-8,500.00 ZAR



Corporate Tenant

Apr 01, 2025
in 3 days

Rental Income

+11,500.00 ZAR

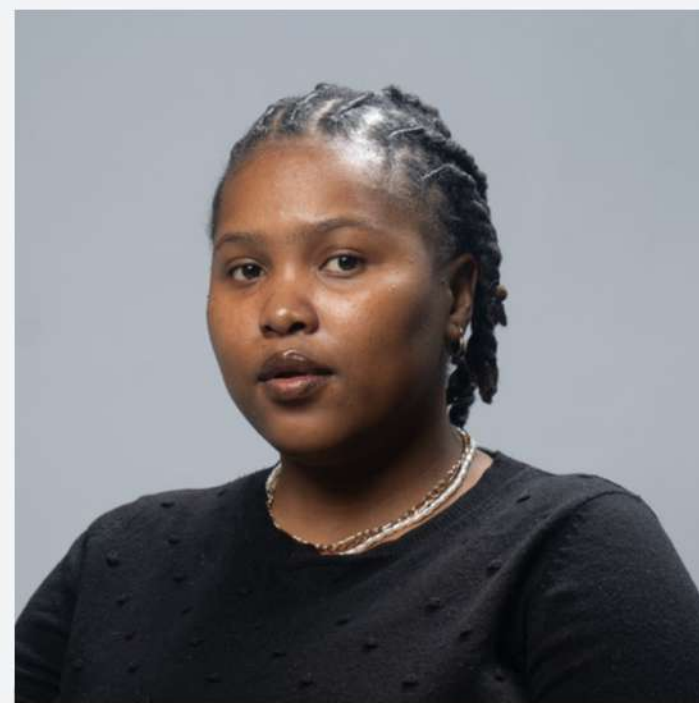
PROPERTY INVESTMENT TEAM DIVISION



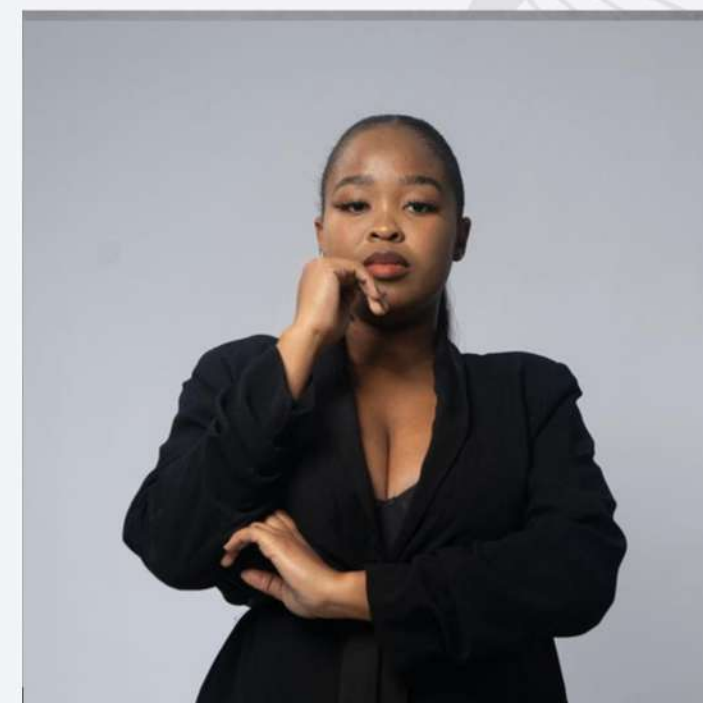
Thembisa W Kunene
Founder



Nomvula Maswa.
CEO



Sphiwe Mtsweni
Administration



Patricia Limbane
Interior Designer





Thank You

Contact Us



061 430 97 42



airbnb@libertaliaproperties.co.za



www.libertalia.co.za

Gerente General

Resource page

