



BALLITO

Life

aparthotel

 **ARCIS**

Arcis Investor Guide

Ballito Life – The Next Opportunity

Ballito Life is a lifestyle-led residential estate, positioned to deliver both exceptional community living and strong investor returns.

- **110 modern single-level apartments**
- Secure estate with state-of-the-art gym, 2 pools, co-working space, rooftop terrace, kids play area, 3 x kitchen appliances, braai facilities and direct access to the Precinct Africa Padel Courts on your doorstep
- Prime Ballito location, minutes from lifestyle amenities and schools
- Designed for both long-term rentals and short-term investor yield

Locality & Progress

Strategically located in Ballito's growth corridor, Ballito Life benefits from high rental demand driven by semigration, coastal lifestyle appeal, and central location for the North Coast Business Hub.





Investor Snapshot:

- High annual occupancy rate = 70 - 80+%
- Net Yield from year one on short term rentals = 8 - 10%
- Annual capital growth @ 7%
- Total return on investment up to 16% in year one

More About Drop-Inn Service

Drop-Inn is a dedicated short-term rental management company, delivering premium guest stays and strong, proven returns for investors.

Why Choose Drop-Inn?

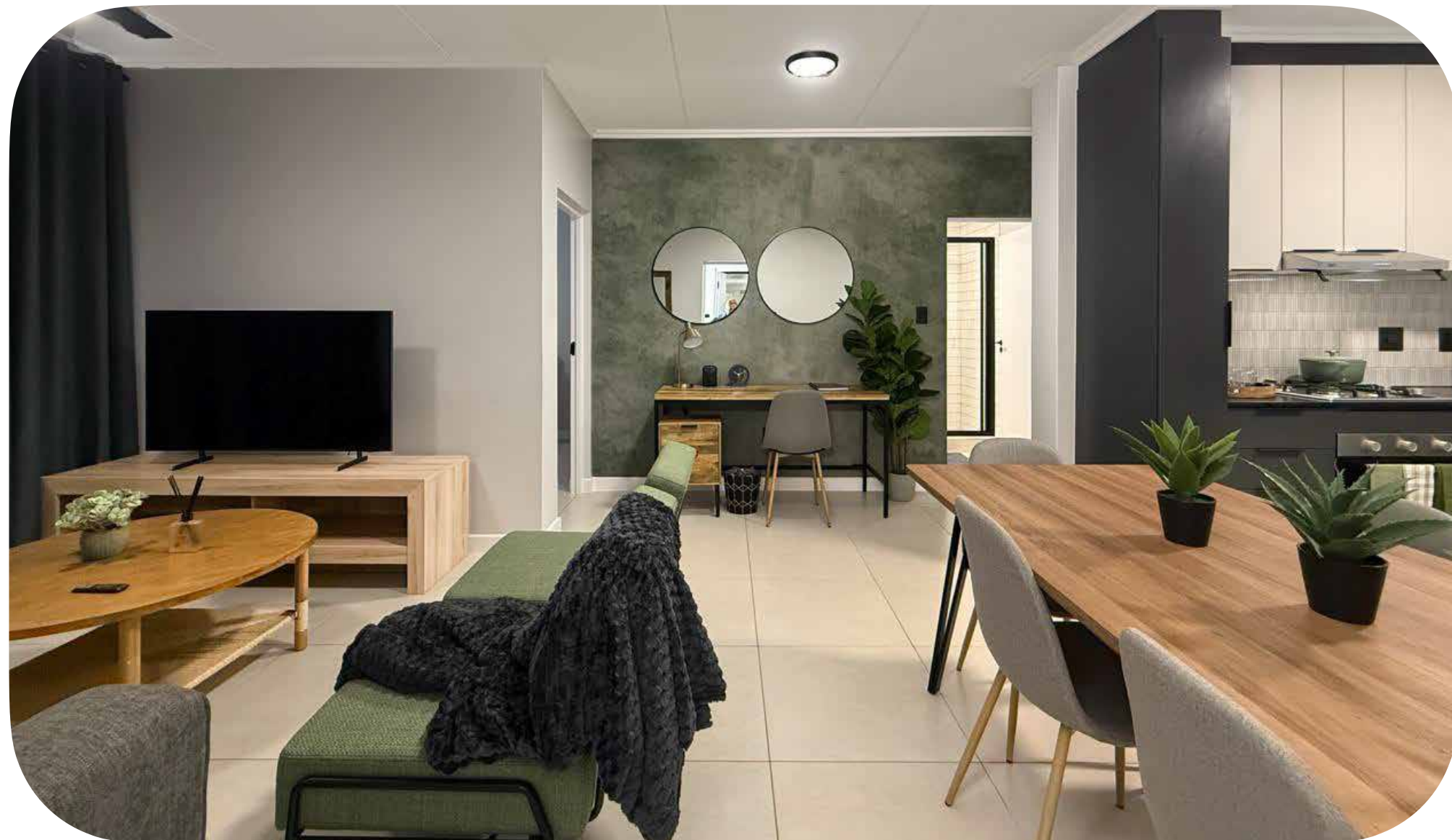
- **Fully managed** – Hands-off ownership with our exceptional Drop-inn team and monthly income reporting.
- **Full Apart-Hotel experience** – Guests enjoy the feeling of hotel grade bedding, linen, and cleaning services with the added benefit of on-site amenities such as a gym, swimming pool and relaxation areas. This is all combined with the convenience of an apartment, offering independent living with a fully equipped kitchen, living/dining areas and bedroom(s)
- **Paid for Holiday** – Use your own short-term letting Apart-Hotel unit when you like to use it, without having to pay additional for your holiday accommodation.
- **Pet-friendly** – Drop-inn offers our guests and owners the opportunity to bring their small furry friends and enjoy the pet friendly parks we have within a 24/7 security estate environment.

Trusted Partner

Backed by Arcis, with a proven track record in both residential development and consistent rental performance.

BALLITO LIFE - RETURN ON INVESTMENT

Unit Types	Floor	m ²	Selling Price (Capital growth estimated at 7% p.a)	Projected rental p.m (gross with 8% escl p.a.)	Gross Rental Return (Excl capital growth)	Estimated levy p.m	Council Utility Charges (Siza Water and Sewer) & KDM Refuse	Estimated Rates p.m	Net Rental Return (Excl capital growth)	Projected Capital Growth (at 7% p.a. esc.)	Total Return on Investment (capital growth + net rental income)	
A - 1 bed, 1 bath	Upper	47	R 1 379 000	R 11 000	9,57%	R 1 121	R 1 171	R 886	6,5%	R 1 475 530	R 190 394	13,81%
B - 2 bed, 2 bath	Upper	68	R 1 799 000	R 14 500	9,67%	R 1 646	R 1 171	R 1 231	6,97%	R 1 924 930	R 251 354	13,97%
B - 2 bed, 2 bath	Ground	68	R2 095 000	R 15 500	8,88%	R 1 646	R 1 171	R 1 231	6,56%	R2 241 650	R 284 074	13,56%
B1 - 2 bed, 2 bath	Upper	93	R2 130 000	R 16 500	9,30%	R 2 222	R 1 171	R 1 667	6,45%	R2 279 100	R 286 380	13,45%
B1 - 2 bed, 2 bath	Ground	93	R2 470 000	R 17 000	8,50%	R 2 222	R 1 171	R 1 667	6,04%	R2 642 900	R 322 180	13,04%
C - 3 bed, 2 bath	Upper	98	R2 069 000	R 17 000	9,86%	R 2 350	R 1 171	R 1 758	6,80%	R2 213 830	R 285 482	13,80%
C - 3 bed, 2 bath	Ground	98	R2 450 000	R 18 000	8,82%	R 2 350	R 1 171	R 1 758	6,23%	R2 621 500	R 324 152	13,23%



5 year net Revenue Projections - 1 Bedroom, 1 Bathroom

Selling Price	R 1 379 000				
Furniture Cost	R 150 000				
Total Cost	R 1 529 000				
Average Daily Rate	R 1,049	R 1,218	R 1,291	R 1,368	R 1,451
Occupancy % (Average)	80%	82%	84%	86%	88%
	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Booking Revenue	R 335 508	R 364 529	R 395 826	R 429 565	R 465 928
Online Agencies Fees (Airbnb, Bookings.com etc)	R 50 326	R 54 679	R 59 374	R 64 435	R 69 889
Net Booking Revenue	R 285 182	R 309 850	R 336 452	R 365 130	R 396 039
Operating Expenses					
Drop-inn management fee	R 57 036	R 61 970	R 67 290	R 73 026	R 79 208
Electricity	R 7 080	R 7 505	R 7 955	R 8 432	R 8 938
Internet	R 8 280	R 8 280	R 8 280	R 8 280	R 8 280
Unit and Linen Cleans	R 6 000	R 6 360	R 6 742	R 7 146	R 7 575
Rates & taxes	R 10 632	R 11 270	R 11 946	R 12 663	R 13 423
Levies	R 13 452	R 13 990	R 14 550	R 15 132	R 15 737
Basic Utilities	R10 320	R10 320	R10 320	R10 320	R10 320
Total operating expenses	R 112,800	R 119,695	R 127,083	R 134,999	R 143,481
Net Operating Income	R 172,381	R 190,155	R 209,369	R 230,131	R 252,558
Gross Yield	24%	22%	24%	31%	29%
Net Yield	13%	14%	15%	17%	18%
Capital Gain	7%	7%	7%	7%	7%
Total Return	20%	21%	22%	24%	25%

5 year net Revenue Projections - 2 Bedroom, 2 Bathroom

Selling Price	R 1 799 000				
Furniture Cost	R 180 000				
Total Cost	R 1 979 000				
Average Daily Rate	R 1,331	R 1,411	R 1,496	R 1,585	R 1,680
Occupancy % (Average)	80%	82%	84%	86%	88%
	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Booking Revenue	R 388 652	R 422 270	R 458 524	R 497 608	R 539 731
Online Travel Agencies Fees	R 58 298	R 63 341	R 68 779	R 74 641	R 80 960
Net Booking Revenue	R 330,354	R 358,930	R 389,745	R 422,966	R 458,771
Operating Expenses					
Drop-inn management fee	R 66,071	R 71,786	R 77,949	R 84,593	R 91,754
Electricity	R 8,400	R 8,904	R 9,438	R 10,005	R 10,605
Internet	R 8,280	R 8,280	R 8,280	R 8,280	R 8,280
Unit and Linen Cleans	R 12,000	R 12,720	R 13,483	R 14,292	R 15,150
Rates & taxes	R 14,772	R 15,658	R 16,598	R 17,594	R 18,649
Levies	R 19,752	R 20,542	R 21,364	R 22,218	R 23,107
Basic Utilities	R10 320	R10 320	R10 320	R10 320	R10 320
Total operating expenses	R 139,595	R 148,210	R 157,432	R 167,302	R 177,865
Net Operating Income	R 190,759	R 210,719	R 232,313	R 255,664	R 280,906
Gross Yield	22%	20%	22%	28%	26%
Net Yield	11%	12%	13%	14%	16%
Capital Gain	7%	7%	7%	7%	7%
Total Return	18%	19%	20%	21%	23%

5 year net Revenue Projections - 3 Bedroom, 2 Bathroom

Selling Price	R 2 250 000				
Furniture Cost	R 210 000				
Total Cost	R 2 460 000				
Average Daily Rate	R 2,083	R 2,208	R 2,340	R 2,481	R 2,630
Occupancy % (Average)	70%	72%	74%	76%	78%
	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Booking Revenue	R 532,207	R 580,257	R 632,158	R 688,198	R 748,687
Online Agencies Fees (Airbnb, Bookings.com etc)	R 79,831	R 87,039	R 94,824	R 103,230	R 112,303
Net Booking Revenue	R 452,376	R 493,219	R 537,334	R 584,968	R 636,384
Operating Expenses					
Drop-inn management fee	R 90,475	R 98,644	R 107,467	R 116,994	R 127,277
Electricity	R 9,360	R 9,922	R 10,517	R 11,148	R 11,817
Internet	R 8,280	R 8,280	R 8,280	R 8,280	R 8,280
Unit and Linen Cleans	R 18,000	R 19,080	R 20,225	R 21,438	R 22,725
Rates & taxes	R 21,096	R 22,362	R 23,703	R 25,126	R 26,633
Basic Utilities	R 10 320	R 10 320	R 10 320	R 10 320	R 10 320
Levies	R 28 200	R 29 328	R 30 501	R 31 721	R 32 990
Total operating expenses	R 177,522	R 188,985	R 201,262	R 214,411	R 228,493
Net Operating Income	R 266,644	R 295,283	R 326,321	R 359,480	R 396,342
Gross Yield	24%	22%	24%	31%	28%
Net Yield	12%	13%	15%	16%	18%
Capital Gain	7%	7%	7%	7%	7%
Total Return	19%	20%	22%	23%	25%

A FEW HIGHLIGHTS

Prime Location

Centrally located in Ballito with quick access to shopping, beaches, major roads (M4, N2), and the airport.

Live-Work-Play Amenities

Offers co-working spaces, gym, rooftop terraces, swimming pools, and more - ideal for remote and on-the-go professionals.

All-Inclusive & Accessible Pricing

Transfer and bond costs included, R20,000 deposit secures a unit, reducing upfront cost barriers.

Turnkey Lifestyle Community

More than just apartments - it's a fully integrated, modern community supporting work, leisure, and connection.

Lower Entry Point with Investment Potential

Cost-effective entry plus managed rental options for investors seeking passive income.

