STERLING PRIVATE WEALTH A Merchant West Group Company

STERLING · A PERSONAL WORKING MODEL

The Semigration Ledger

Same deposit, two cities, one decade. Move the sliders and see what capital growth actually does before it becomes a conversation about the coffee.

CAPE TOWN — JOHANNESBURG

STARTING PROPERTY VALUE	TIME HORIZON	ALTERNATIVE: MARKET RETURN IF RENTING & INVESTING THE DEPOSIT INSTEAD
R1,500,000	5 years	10.0%

SCENARIO	ANNUAL GROWTH	VALUE AT HORIZON
Buy in Cape Town Lightstone median growth, 2025	8.5%	R2,255,485
Buy in Johannesburg National average used as inland proxy	5.2%	R1,932,725
Rent instead, invest the deposit Illustrative market return, not a forecast	10%	R2,415,765

GAP BETWEEN CAPE TOWN PROPERTY AND THE JOHANNESBURG CASE, AT HORIZON **R322,761**

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CAPE TOWN - JOHANNESBURG

STARTING PROPERTY VALUE	TIME HORIZON	ALTERNATIVE: MARKET RETURN IF RENTING & INVESTING THE DEPOSIT INSTEAD
R1,500,000	10 years	10.0%

SCENARIO	ANNUAL GROWTH	VALUE AT HORIZON
Buy in Cape Town Lightstone median growth, 2025	8.5%	R3,391,475
Buy in Johannesburg National average used as inland proxy	5.2%	R2,490,283
Rent instead, invest the deposit Illustrative market return, not a forecast	10%	R3,890,614

GAP BETWEEN CAPE TOWN PROPERTY AND THE JOHANNESBURG CASE, AT HORIZON **R901,192**

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CAPE TOWN — JOHANNESBURG

STARTING PROPERTY VALUE	TIME HORIZON	ALTERNATIVE: MARKET RETURN IF RENTING & INVESTING THE DEPOSIT INSTEAD
R1,500,000	15 years	10.0%

SCENARIO	ANNUAL GROWTH	VALUE AT HORIZON
Buy in Cape Town Lightstone median growth, 2025	8.5%	R5,099,614
Buy in Johannesburg National average used as inland proxy	5.2%	R3,208,687
Rent instead, invest the deposit Illustrative market return, not a forecast	10%	R6,265,872

GAP BETWEEN CAPE TOWN PROPERTY AND THE JOHANNESBURG CASE, AT HORIZON **R1,890,927**

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CAPE TOWN — JOHANNESBURG

STARTING PROPERTY VALUE	TIME HORIZON	ALTERNATIVE: MARKET RETURN IF RENTING & INVESTING THE DEPOSIT INSTEAD
R1,500,000	20 years	10.0%

SCENARIO	ANNUAL GROWTH	VALUE AT HORIZON
Buy in Cape Town Lightstone median growth, 2025	8.5%	R7,668,069
Buy in Johannesburg National average used as inland proxy	5.2%	R4,134,339
Rent instead, invest the deposit Illustrative market return, not a forecast	10%	R10,091,250

GAP BETWEEN CAPE TOWN PROPERTY AND THE JOHANNESBURG CASE, AT HORIZON **R3,533,730**

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