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## INFORMATION PACK

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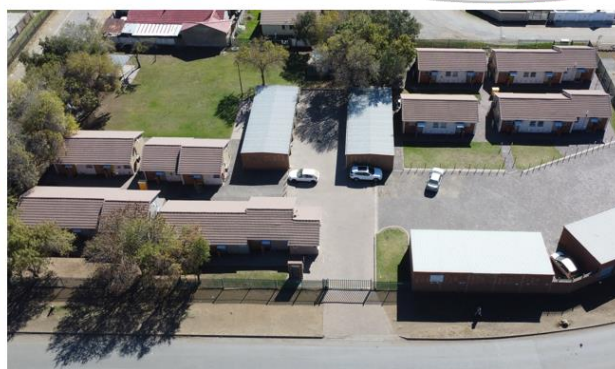
**\*\*CORPORATE DISPOSAL\*\***

# 20 x APARTMENTS

# SASEKANE

## STABLE INCOME OPPORTUNITY

2846 EXTENSION FOUR DRIVE, EMBALENHLE



**ON SITE AUCTION - Wednesday, 24 January 2024 @ 11h00**

Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

Dehan 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)



### Property Information

Title Deed Information –

### POTION 0 OF ERF 2846, EMBALENHLE EXT 4, MPUMALANGA - IS

<b>Known As:</b>	<b>2846 EXTENSION FOUR DRIVE, EMBALENHLE</b>
<b>Extent:</b>	<b>5330 m<sup>2</sup></b>
<b>Title Deed:</b>	<b>TL34772/1989</b>
<b>Local Authority:</b>	<b>GOVAN MBEKI LOCAL MUNICIPALITY</b>
<b>Registration Division:</b>	<b>IS</b>
<b>Province:</b>	<b>MPUMALANGA</b>
<b>Zoning:</b>	<b>RESIDENTIAL 2</b>
<b>VAT Status:</b>	<b>The seller IS registered for VAT</b>

### Property Information

**\*\*WILL BE SOLD COLLECTIVELY\*\***

20 Apartments located in Embalenhle close to Mall @ Emba Shopping Centre, Ekhaya Mall, near various schools, and only 10 minutes from Secunda.

Sasekane complex offers affordable and secure accommodation in the heart of Embalenhle in a prime location central to all amenities.

This property has been successfully operated and run by a corporate entity for years, offering accommodation at a discounted rate to their staff. Renting these apartments to private individuals will generate a much higher (market-related) rental income per month as there is a great demand for affordable accommodation.

Each apartment consists of a bedroom, bathroom, lounge / kitchen. All the apartments have their own designated garage.

There is a guardhouse with security personnel and an access gate.

**Rates & Taxes Estimated: ± R2 430.00**



### Property Description:

#### **20 APARTMENTS (8 x Single Storey Buildings)**

- APARTMENTS:
  - 20 x Spacious 1-bedroom Apartments (Kitchen, Lounge, Bedrooms & Bathroom).
  - Each apartment has its own designated garage.
  - Communal braai and relaxation areas.
- The whole facility is fully enclosed with remote access control.

#### **CURRENT INCOME**

- All current leases are on a month-to-month basis.
- Water is included in the monthly rental.
- Electricity is pre-paid for each apartment.
- One-bedroom Apartment: R 3 300.00 per month (20 units)

#### **CURRENT RENTAL INCOME:**

Units	Description	Unit Rent p/m	Total
20	1 Bedroom Apartment	R3,300.00	R66,000.00 p/m
<b>ANNUAL RENTAL INCOME</b>			<b>R792,000.00</b>

#### **MARKET-RELATED RENTAL INCOME POTENTIAL:**

Units	Description	Unit Rent p/m	Total
20	1 Bedroom Apartment	R4,000.00	R80,000.00 p/m
<b>POTENTIAL ANNUAL RENTAL INCOME</b>			<b>R960,000.00</b>







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## PHOTOS







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### MAP



**GPS Co-Ordinates 26°32'14.3"S 29°04'53.7"E**  
**-26.537314, 29.081570**



### Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.  
Bidders need to FICA when registering to bid with a Copy of ID and Proof of Residence.  
5% Deposit payable on the fall of the hammer.  
10% Commission, payable on the fall of the hammer.  
45 Days for Guarantees.  
14 Days Confirmation Period.

For more information or to pre-register, please contact:

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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. Barwedi reserves right to remove / add assets / lots without notice before or on auction day.

