

# INFORMATION PACK

FOR

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

## RENTAL PORTFOLIO

### 9 APARTMENTS - VILLA ROSSO

VILLA ROSSO, 17 NENTABOS STR, ROOIHUISKRAAL NORTH, CENTURION



**CORPORATE DISPOSAL**



**AUCTION VENUE – The Capital, Menlyn Maine, Pretoria**

**AUCTION DATE – Thursday, 28 September @ 11h00**

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

## Property Information

### Title Deed Information –

#### **SS VILLA ROSSO (828/2016), ROOIHUISKRAAL NOORD EXT 42, GAUTENG, JR 9 UNITS:**

Unit No	Sectional Title Number	Unit Size (m2)
2	ST828-2/2016	47,00
5	ST828-5/2016	51,00
30	ST828-30/2016	51,00
34	ST828-34/2016	50,00
36	ST828-36/2016	60,00
40	ST828-40/2016	60,00
45	ST828-45/2016	60,00
58	ST828-58/2016	47,00
83	ST828-83/2016	47,00

**Local Authority:** CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
**Registration Division:** JR  
**Province:** GAUTENG  
**VAT Status:** The seller is registered for VAT  
**Zoning:** RESIDENTIAL



### **Area Summary**

The suburb of Rooihuiskraal North is situated to the West of Centurion. It is one of the more established areas with beautiful gardens and plenty of trees as well as offering new developments. The suburb is popular with buyers who want modern accommodation.

Rooihuiskraal North also offers easy access to the Old Johannesburg Road (R101), N1 and N14, for commuters travelling by car to either Pretoria, Midrand, Kempton Park, Johannesburg, Krugersdorp, OR Tambo International Airport as well as Lanseria Airport.

The Gautrain Bus service runs through Rooihuiskraal North to the Gautrain Centurion station.

Shopping Centers in the immediate vicinity include the Reds Mall, Centurion Lifestyle Centre, Centurion Mall, Sutherland shopping Centre, Koedoe Arcade and Wierda Two Centre. The area also has a number of smaller shopping center's with the usual cafes and convenience stores.

Rooihuiskraal North is central to a number of schools including Rooihuiskraal Primary, Uitsig High, Eldoraigh High, Sutherland High, Zwartkop High, Bakenkop Primary, Hennopspark Primary, Springvale Primary, Cresta College, Montessori, and Wierda Park Primary. There are also many Nursery Schools and crèches in the suburb.

### **Villa Rosso**

Villa Rosso has affordable, modern apartments that are perfect for young professionals and families. There are a variety of plans on offer in the complex ranging in size, bedrooms and bathrooms.

Each units has a DSTV connection and is Fibre ready. The complex has 24-hour security, access control and electric fence.

There is planning in place to close off the cull de sac and create a centralized manned access security access station for Villa Rosso, Villa Grigio, and Villa Bianco.

These units are an ideal AirBnB opportunity due to the central location of the properties and easy access to Pretoria, Johannesburg and Krugersdorp. There is ample shaded and visitor parking in the complex.



### List of Units with Rental Income:

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Bath	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
1	2	Block 1	GF	D	47	2	1	31 Oct 2023	R6 000,00	R1 209,32	R445,44
2	5	Block 1	GF	E	51	2	1	31 Mar 2024	R6 500,00	R1 313,14	R498,70
3	30	Block 2	SF	E	51	2	1	31 May 2024	R6 100,00	R1 313,14	R498,70
4	34	Block 3	GF	B	50	2	1	29 Feb 2024	R6 930,00	R1 286,68	R484,18
5	36	Block 3	FF	A	60	2	2	31 Dec 2023	R5 900,00	R1 546,22	R610,06
6	40	Block 3	FF	A	60	2	2	30 Jun 2024	R6 160,00	R1 546,22	R610,06
7	45	Block 3	SF	A	60	2	2	29 Feb 2024	R6 987,00	R1 546,22	R610,06
8	58	Block 4	SF	C	47	2	1	31 Jul 2023	R6 000,00	R1 209,32	R445,44
9	83	Block 6	FF	D	47	2	1	30 Apr 2024	R6 030,00	R1 209,32	R445,44

The current rental income and the lease end date is indicated in the list of units.

### Opportunity

We are offering a residential investment portfolio of 9 residential units in this complex. This is a corporate disposal which will be offered collectively or in the following groupings:

**Lot 1** : Units 1 –9 (Consisting of all 9 Units / Spread across all the Blocks)

**Lot 2** : Units 1 – 3 (Consisting of 3 Units / Spread across Blocks 1 & 2)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Bath	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
1	2	Block 1	GF	D	47	2	1	31 Oct 2023	R6 000,00	R1 209,32	R445,44
2	5	Block 1	GF	E	51	2	1	31 Mar 2024	R6 500,00	R1 313,14	R498,70
3	30	Block 2	SF	E	51	2	1	31 May 2024	R6 100,00	R1 313,14	R498,70

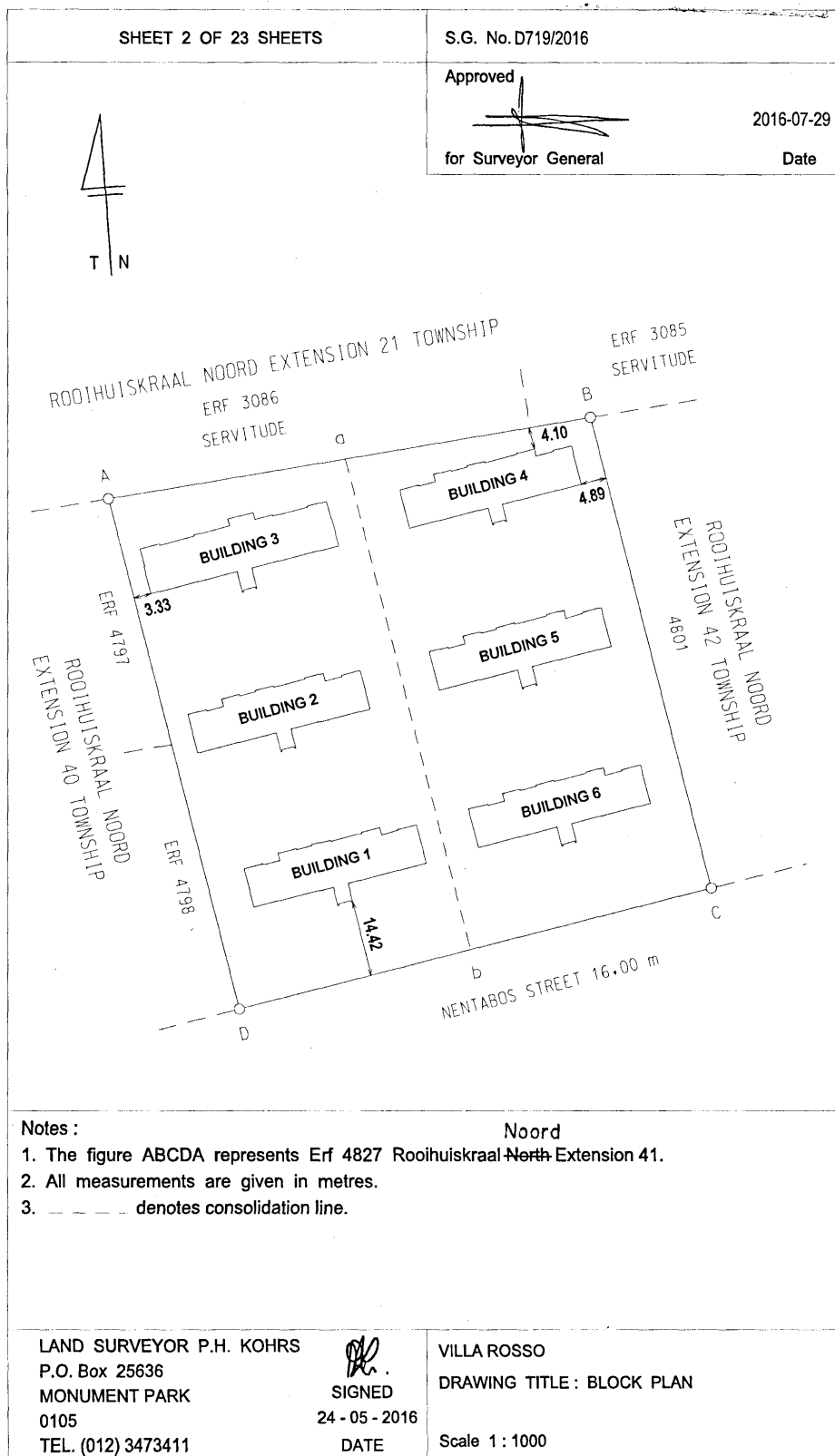
**Lot 3** : Units 4 – 7 (Consisting of 4 Units / In Block 3)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Bath	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
4	34	Block 3	GF	B	50	2	1	29 Feb 2024	R6 930,00	R1 286,68	R484,18
5	36	Block 3	FF	A	60	2	2	31 Dec 2023	R5 900,00	R1 546,22	R610,06
6	40	Block 3	FF	A	60	2	2	30 Jun 2024	R6 160,00	R1 546,22	R610,06
7	45	Block 3	SF	A	60	2	2	29 Feb 2024	R6 987,00	R1 546,22	R610,06

**Lot 4** : Units 8 – 9 (Consisting of 2 Units / Spread across Blocks 4 & 6)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Bath	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
8	58	Block 4	SF	C	47	2	1	31 Jul 2023	R6 000,00	R1 209,32	R445,44
9	83	Block 6	FF	D	47	2	1	30 Apr 2024	R6 030,00	R1 209,32	R445,44

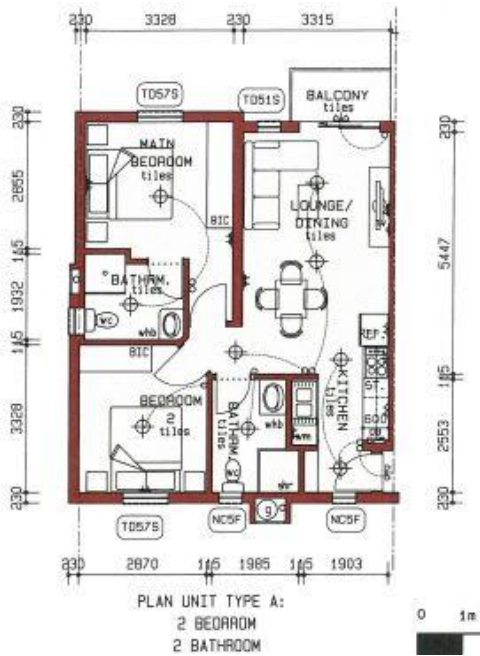
# SG - SITE PLAN



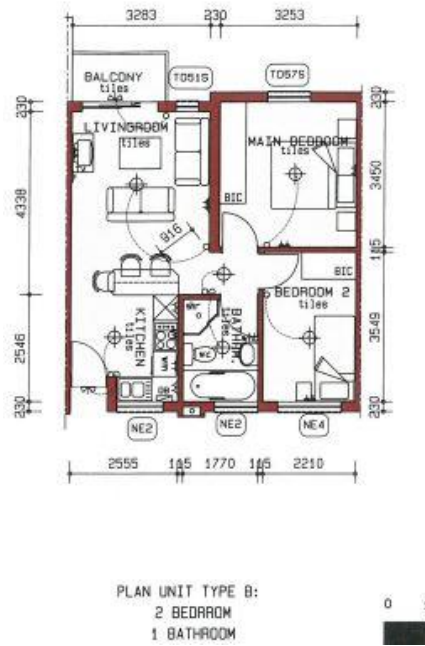
## Plans

The variety on plans for each of the units is indicated in the list of units.

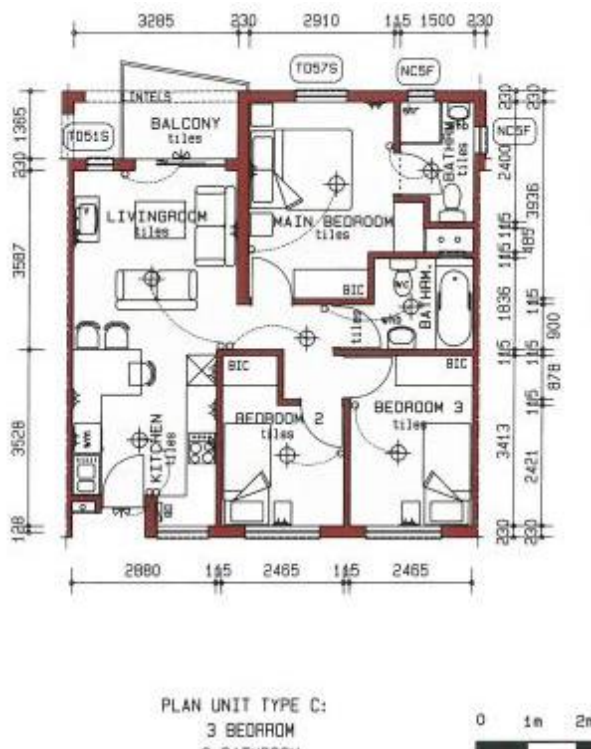
Plan A



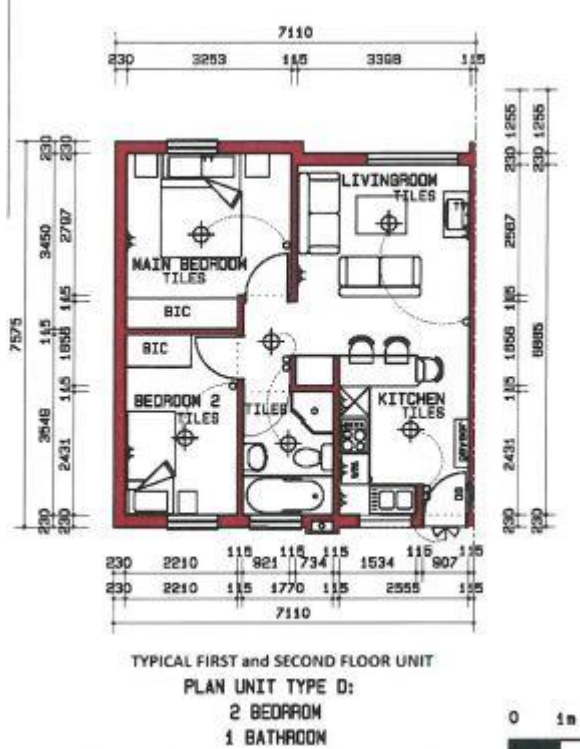
Plan B



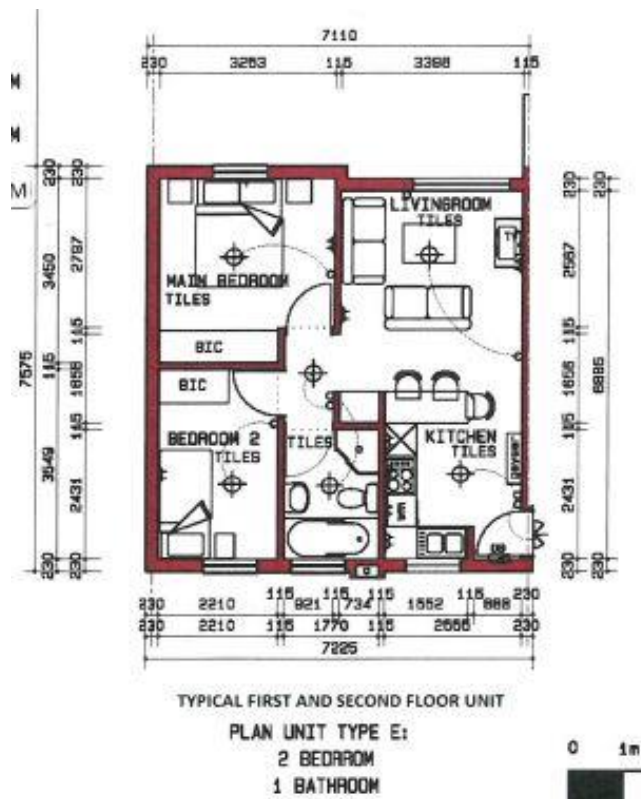
Plan C



Plan D



## Plan E



## Photos

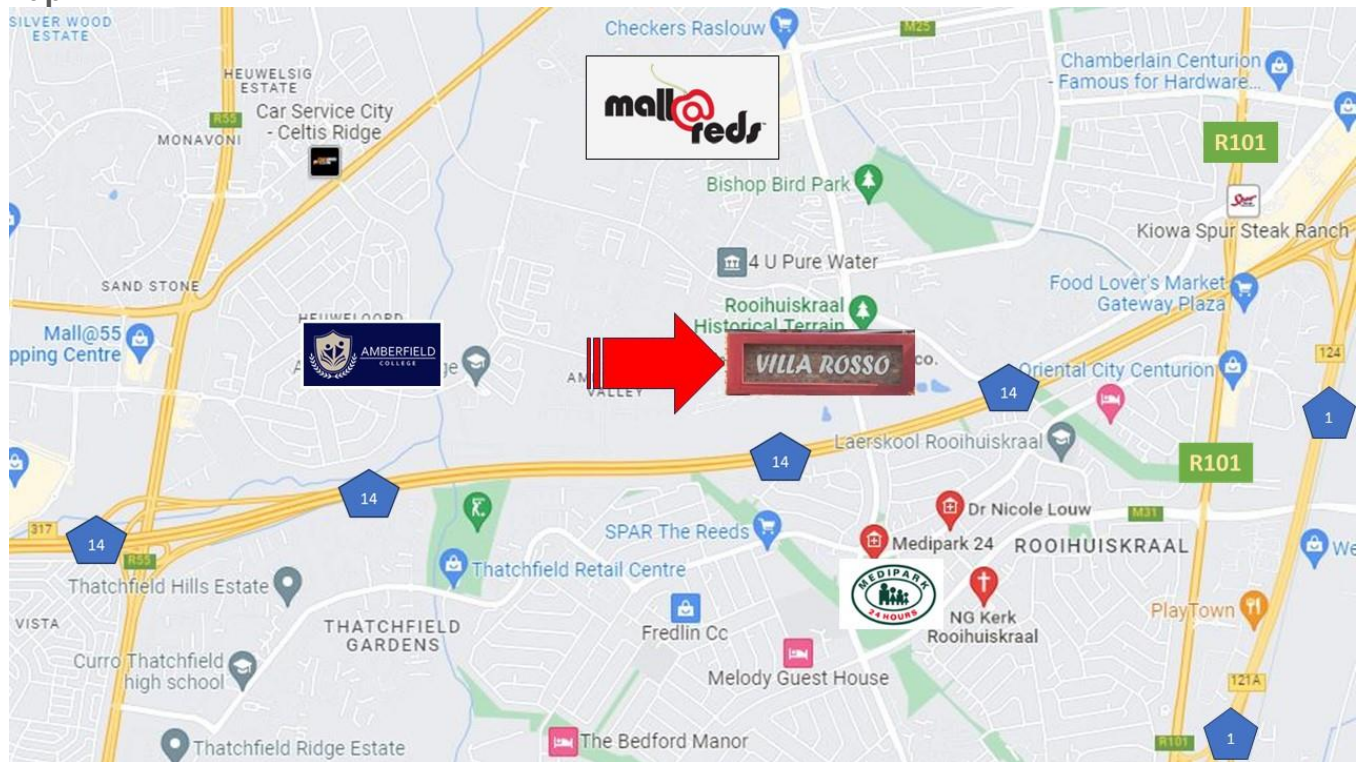








## Map



**GPS Co-Ordinates 25°53'10.4"S 28°08'18.8"E**  
**-25.886220, 28.138557**

## Terms & Conditions

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

**For more information, or to pre-register for the auction, please contact:**

**Pieter Nel**

**084 8800 165**

**[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

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