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INFORMATION PACK

FOR

****CORPORATE DISPOSAL****

20 x LARGE 3 BED FLATS

2793 HADEDA STREET, THISTLE GROVE, KINROSS



ON SITE AUCTION - Tuesday, 28 November @ 11h00

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Property Information

Title Deed Information –

POTION 0 OF ERF 2793, KINROSS EXT 17, MPUMALANGA - IS

Known As:	2793 HADEDA STREET, THISTLE GROVE, KINROSS
Extent:	6382 m²
Title Deed:	T27415/1989
Local Authority:	GOVAN MBEKI LOCAL MUNICIPALITY
Registration Division:	IS
Province:	MPUMALANGA
Zoning:	RESIDENTIAL 2
VAT Status:	The seller IS registered for VAT

Property Information

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

Apartment buildings offering 20 x residential units located in Thistle Grove, a residential suburb of Kinross. Walking distance to numerous schools and the Kinross Medical Centre.

This property is well-maintained and well-kept. It has been successfully operated and run by a corporate entity for years, offering accommodation at a discounted rate to their staff.

The property has great security, a fully enclosed erf with steel palisade, a remote-controlled access gate with a guard house, and solar perimeter lights.

Renting these units to private individuals will generate a much higher (market-related) rental income per month as there is a great demand for affordable accommodation in Kinross and the greater area.

Rates & Taxes: ± R23,032.63





Property Description:

20 LIVING UNITS (2 x Free-Standing Double Storey Buildings)

- APARTMENTS:
 - 20 x Spacious 3-bedroom Units (Kitchen, Lounge / Dining Area, 3 Bedrooms & Large Bathroom & Storeroom).
 - Good condition with good security.
 - Each flat has its own designated lock-up garage.
- Communal braai and relaxation area.
- The whole facility is fully enclosed with remote access control and a guard house.
- 66 Carports: Assigned “First Come, First Serve” Basis
- Additional: 3 Storerooms

CURRENT INCOME AND INVESTMENT POTENTIAL

- All current leases are on a month-to-month basis.
- Water is included in the monthly rental.
- Electricity is pre-paid for each unit.
- Three-bedroom units: R 4 700.00 per month (20 units)

CURRENT RENTAL INCOME:

Units	Description	Unit Rent p/m	Total
20	3 Bedroom Units	R4,700.00	R94,000.00 p/m
	ANNUAL RENTAL INCOME		R1,128,000,00

MARKET-RELATED RENTAL INCOME POTENTIAL:

Units	Description	Unit Rent p/m	Total
20	3 Bedroom Units	R6,200.00	R124,000.00 p/m
	ANNUAL POTENTIAL RENTAL INCOME		R1,488,000,00





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PHOTOS





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SG DIAGRAM

KAART VIR
 GEKONSOLIDEERDE TITEL

A. KALK
 Land Surveyor, Springs

S.G. No. A 3606/85

	SIDES Metres	DIRECTIONS
AB	154,00	290 15 20
BC	8,49	335 15 20
CD	34,00	20 15 20
DE	160,00	110 15 20
EA	40,00	200 15 20

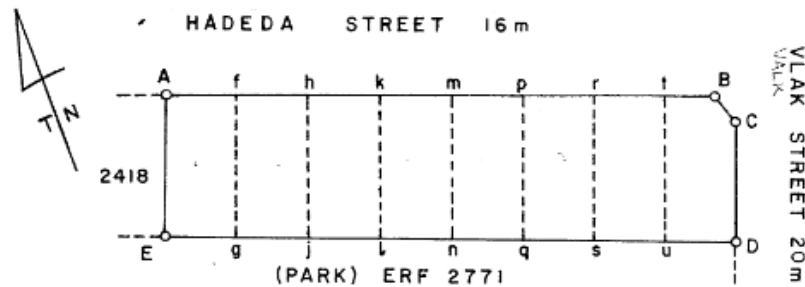
Approved

for Surveyor-General

DESCRIPTION OF BEACONS

A,B,C,D,E : 12mm Iron pegs

1985 -06-10



SCALE 1 : 1 500

The figure A B C D E represents 6362 square metres of land being
 ERF 2793 in the township of

KINROSS EXTENSION 17



Province of Transvaal

and comprises:-

FIGURE	ERF	GENERAL PLAN	DEED OF TRANSFER No.
1	AfgE 2419	S.G. No. A 7942/82	
2	fhjg 2420	S.G. No. A 7942/82	
3	hklj 2421	S.G. No. A 7942/82	
4	kml 2422	S.G. No. A 7942/82	
5	mpqn 2423	S.G. No. A 7942/82	
6	prsq 2424	S.G. No. A 7942/82	
7	rtus 2425	S.G. No. A 7942/82	
8	tbcDu 2426	S.G. No. A 7942/82	

Compiled in May 1985, by me

A. KALK : Land Surveyor

This diagram is annexed to No. dated i.f.o. Registrar of Deeds	The original diagrams are as tabulated above	File TP 5709
		S.R. No.
		Comp. IS 3C IS 3C-7/B





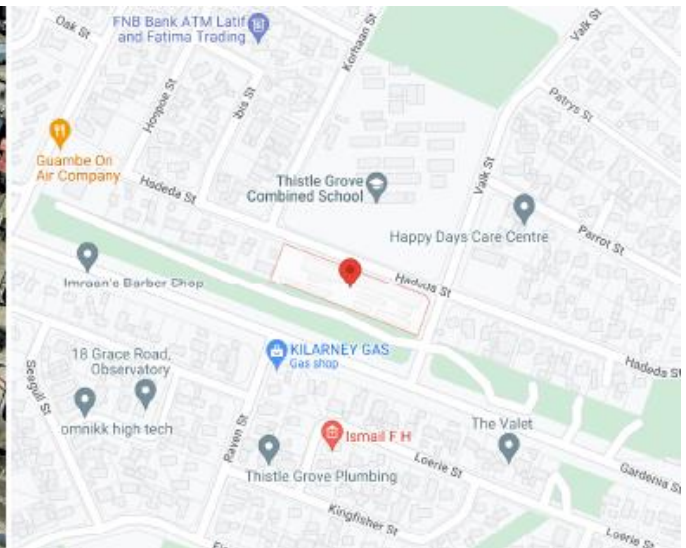
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CSG



MAP



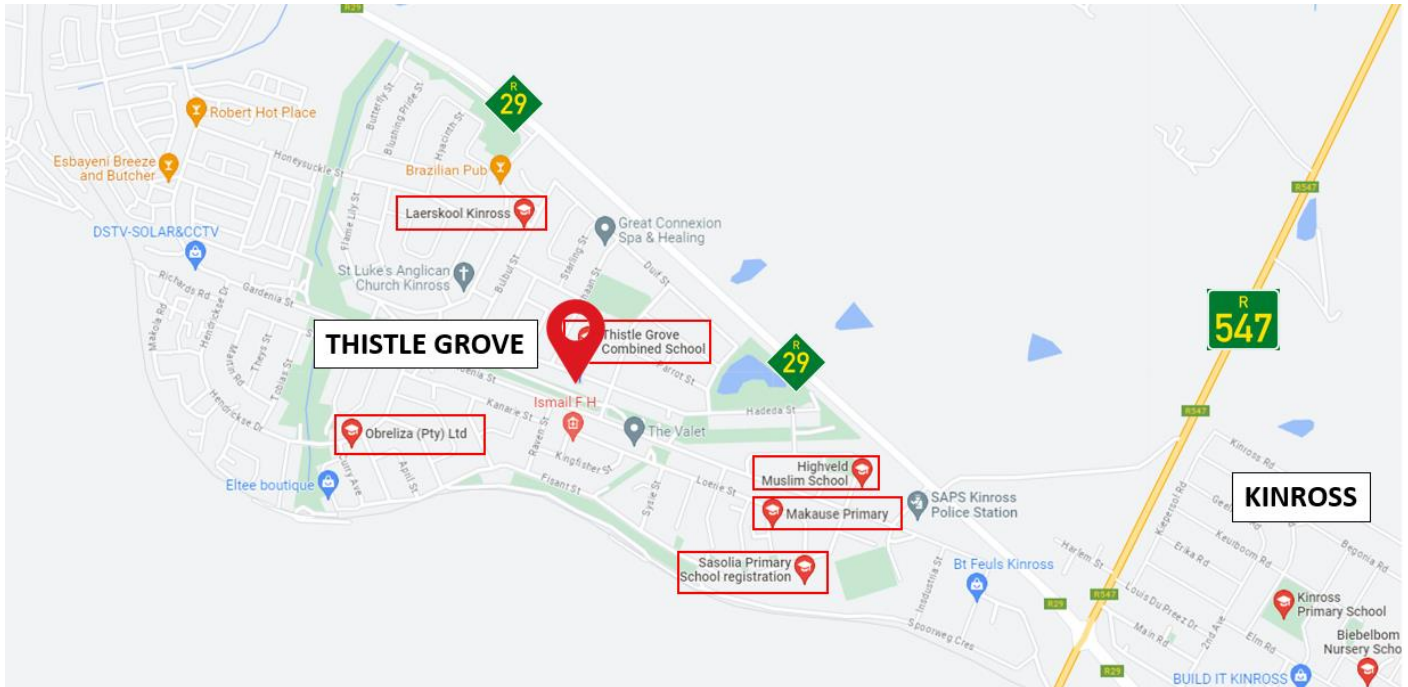
**GPS Co-Ordinates 26°24'42.9"S 29°04'30.5"E
-26.411913, 29.075128**





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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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