

INFORMATION PACK

FOR

BLOCK OF 38 FLATS FULLY LET

EVELYN COURT, SOLLY ZWANE STREET, EVANDER



ON SITE AUCTION – Wednesday, 26 June 2024 @ 13h00

Dehan 073 154 1745 | dehan@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 624, EVANDER, MPUMALANGA - IS
Known As: EVELYN COURT, SOLLY ZWANE STREET, EVANDER
Title Deed: T7439/2023
Extent: 3333m²
Local Authority: GOVAN MBEKI LOCAL MUNICIPALITY
Registration Division: IS
Province: MPUMALANGA
VAT Status: The seller IS registered for VAT
Zoning: RESIDENTIAL

Property Information

This **well-maintained apartment building** is located in the heart of Evander and offers 38 residential units. This apartment block enjoys the benefit of being centrally located near schools, various shopping centers, medical facilities, Sasol and mines in the area, and all amenities.

Evander is a town located approximately 8 km northwest of Secunda and is easily **accessible** via a network of main routes which includes the N17 and R546 and allows easy access to all surrounding areas such as Kinross and Embalenhle.

This property is well-kept and has been successfully operated for years with many long-term tenants. This makes it an **excellent investment with great income potential** in an area with a high demand for affordable accommodation.

The property consists of a four-storey building with spacious apartments. There are 38 parking spaces on the ground floor and an open plan 2-bedroom apartment, and a 3-bedroom apartment with its own garden and braai area. The 1st, 2nd, and 3rd floors each have 12 apartments with balconies.

There is ample secure covered parking on the site with access control at entrances.

The monthly levy is ±R500.00 p/m per unit. Electricity is a pre-paid system (for the tenant's account).

As the seller owns the entire complex, there is not a sectional title register or a HOA.

Rates & Taxes: ± R8,853.18 p/m

Property Description

GROUND FLOOR

- 38 Parking Spaces
- 1 x 2 Bedroom Apartment
- 1 x 3 Bedroom Apartment with own garden and braai area

FIRST FLOOR

- 1 x 1 Bedroom Apartment
- 10 x 2 Bedrooms Apartments
- 1 x 3 Bedroom Apartment

SECOND FLOOR

- 1 x 1 Bedroom Apartment
- 10 x 2 Bedrooms Apartments
- 1 x 3 Bedroom Apartment

THIRD FLOOR

- 1 x 1 Bedroom Apartment
- 10 x 2 Bedrooms Apartments
- 1 x 3 Bedroom Apartment



List of Units with Rental Income:

Unit	Door No.	Floor	Unit Size (m ²)	Beds	Baths	Rental Income
1	1	1	97	2	1	R5,000.00
2	2	1	84	2	1	R5,000.00
3	3	1	84	2	1	R5,000.00
4	4	1	85	2	1	R5,000.00
5	5	1	93	2	1	R5,000.00
6	6	1	58	1	1	R4,500.00
7	7	1	89	2	1	R5,000.00
8	8	1	89	2	1	R5,000.00
9	9	1	89	2	1	R5,000.00
10	10	1	126	3	1	R6,000.00
11	11	1	85	2	1	R5,000.00
12	12	1	91	2	1	R5,000.00
13	13	2	97	2	1	R5,000.00
14	14	2	84	2	1	R5,000.00
15	15	2	84	2	1	R5,000.00
16	16	2	84	2	1	R5,000.00
17	17	2	93	2	1	R5,000.00
18	18	2	58	1	1	R4,500.00
19	19	2	89	2	1	R5,000.00
20	20	2	89	2	1	R5,000.00
21	21	2	89	2	1	R5,000.00
22	22	2	139	3	1	R6,000.00
23	23	2	85	2	1	R5,000.00
24	24	2	91	2	1	R5,000.00
25	25	3	97	2	1	R5,000.00
26	26	3	84	2	1	R5,000.00
27	27	3	84	2	1	R5,000.00
28	28	3	85	2	1	R5,000.00
29	29	3	93	2	1	R5,000.00
30	30	3	58	1	1	R4,500.00

Unit	Door No.	Floor	Unit Size (m ²)	Beds	Baths	Rental Income
31	31	3	90	2	1	R5,000.00
32	32	3	89	2	1	R5,000.00
33	33	3	89	2	1	R5,000.00
34	34	3	139	3	1	R6,000.00
35	35	3	85	2	1	R5,000.00
36	36	3	90	2	1	R5,000.00
37	37	G		3	1	R7,000.00
38	38	G		2	1	R5,000.00
TOTAL						R193,500.00

Aerial View / Photos



Photos – Apartment Building



Photos – Ground Floor Units





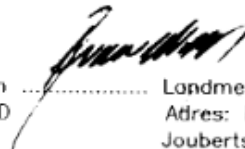
Photos – First, Second & Third Floor Units



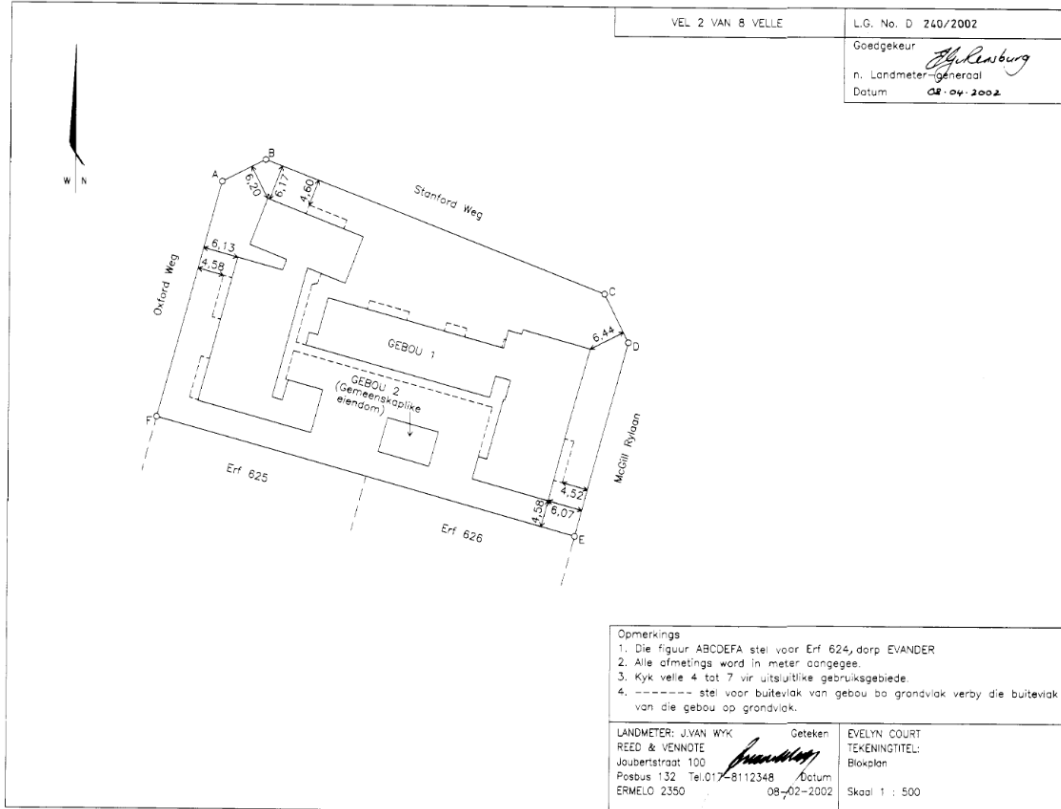


SG Diagram

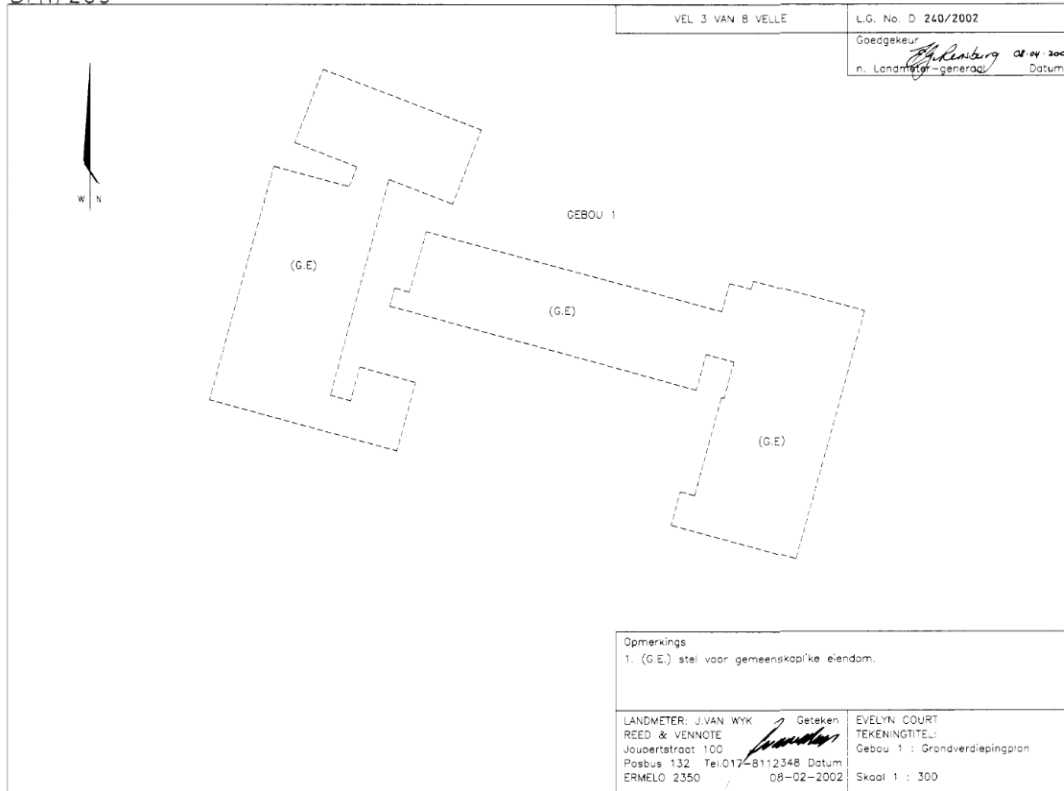
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DEELPLAN No.	VEL 1	L.G. No. D 240/2002
Geregistreer te Pretoria	VAN	Goedgekeur
Registrateur van Aktes Datum:	8 VELLE	<i>E. Krensburg</i> n.Landmeter-generaal Datum: 08-04-2002
NAAM VAN SKEMA : EVELYN COURT		
BESKRYWING VAN GROND VOLGENS ALGEMENE PLAN : ERF 624, dorp Evander, Provinsie Mpumalanga, groot 3333 vierkante meter		
ALGEMENE PLAN No.: L.G. No. A5348/1957		
NAAM VAN PLAASLIKE BESTUUR : HIGHVELD EAST MUNICIPALITY		
BESKRYWING VAN GEBOUE : Twee geboue, naamlik		
a) gebou 1, bestaande uit dele 1 tot 36 en gemeenskaplike eiendom, en		
b) gebou 2, bestaande uit gemeenskaplike eiendom.		
OORSKRYDING OP DIE GROND : Nee		
Uitsluitlike Gebruiksgebiede : Sien velle 4,5,6 en 7		
SERTIFIKAAT:		
Ek, Jacobus van Wyk ,sertifiseer hiermee dat ek velle 1 tot en met 8 van hierdie deelplan opgestel het volgens opmeting in ooreenstemming met die Wet op Deeltitels, 1986, en die regulasies daarkragtens uitgevaardig.		
Datum 08-02-2002	Geteken 	Landmeter
Registrasienuommer PLS0675-D		Adres: REED & VENNOTE Joubertstraat 100 Posbus 132 - Tel.017-8112348 Ermelo 2350
Meetstukke No. 789/2002	Kompilasies: IS-3C	Alg.Plan TP-419

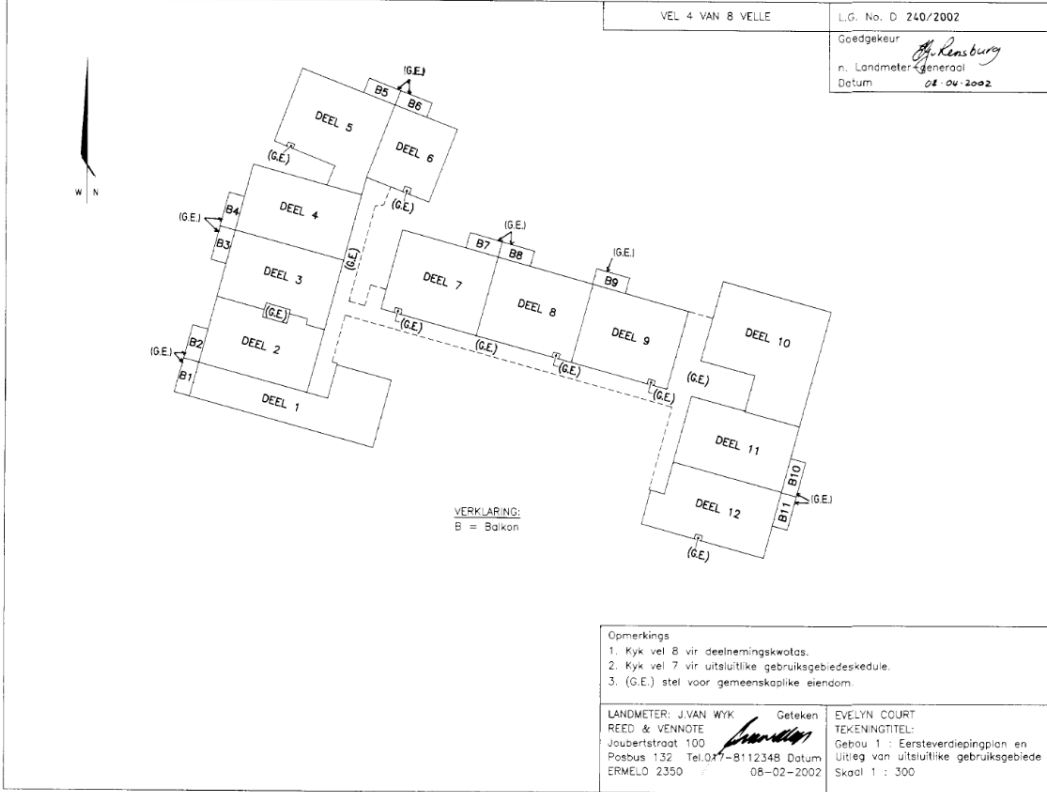
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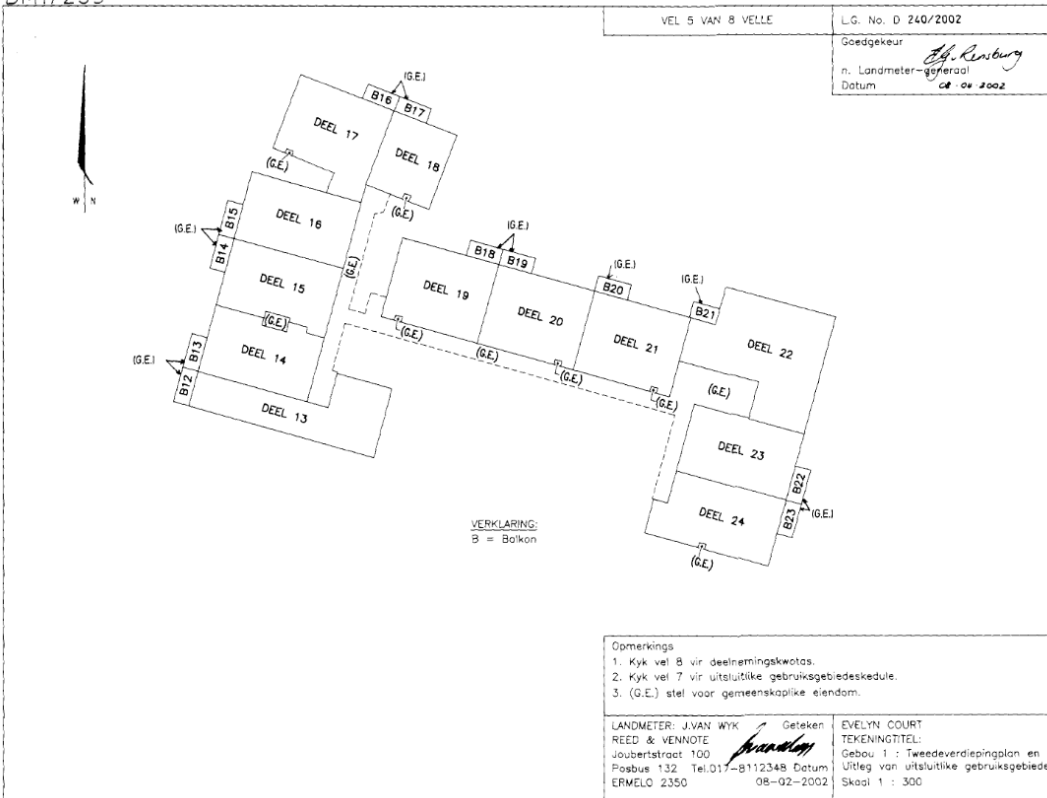
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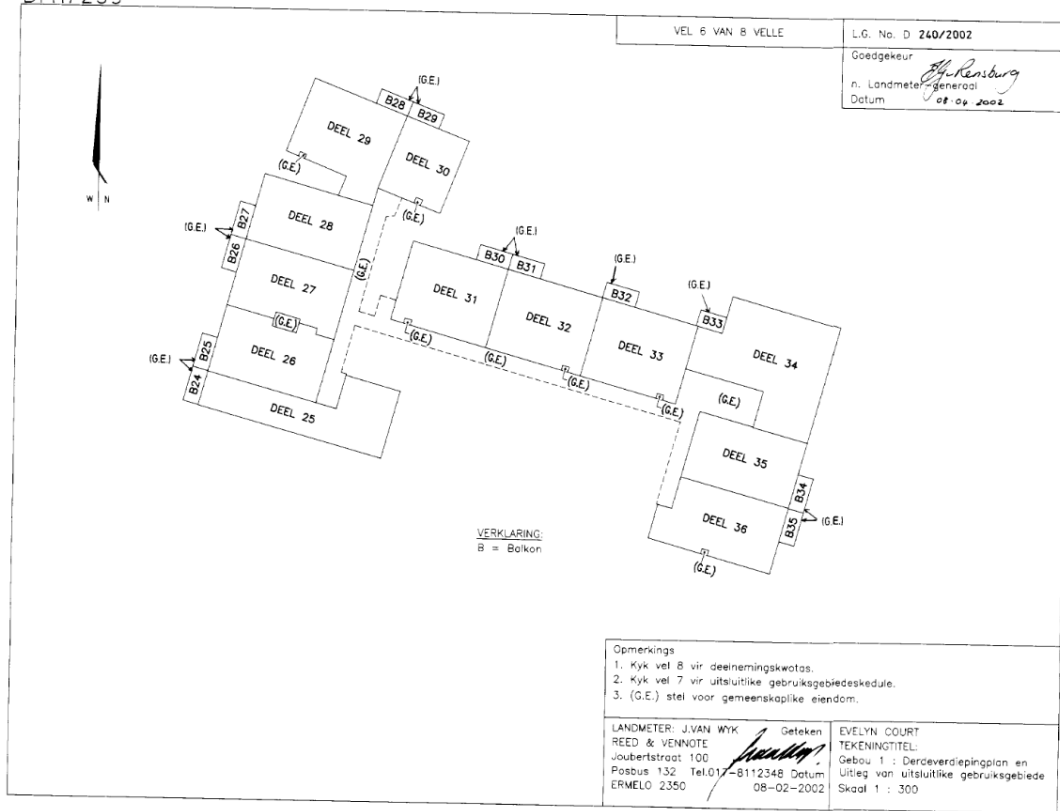
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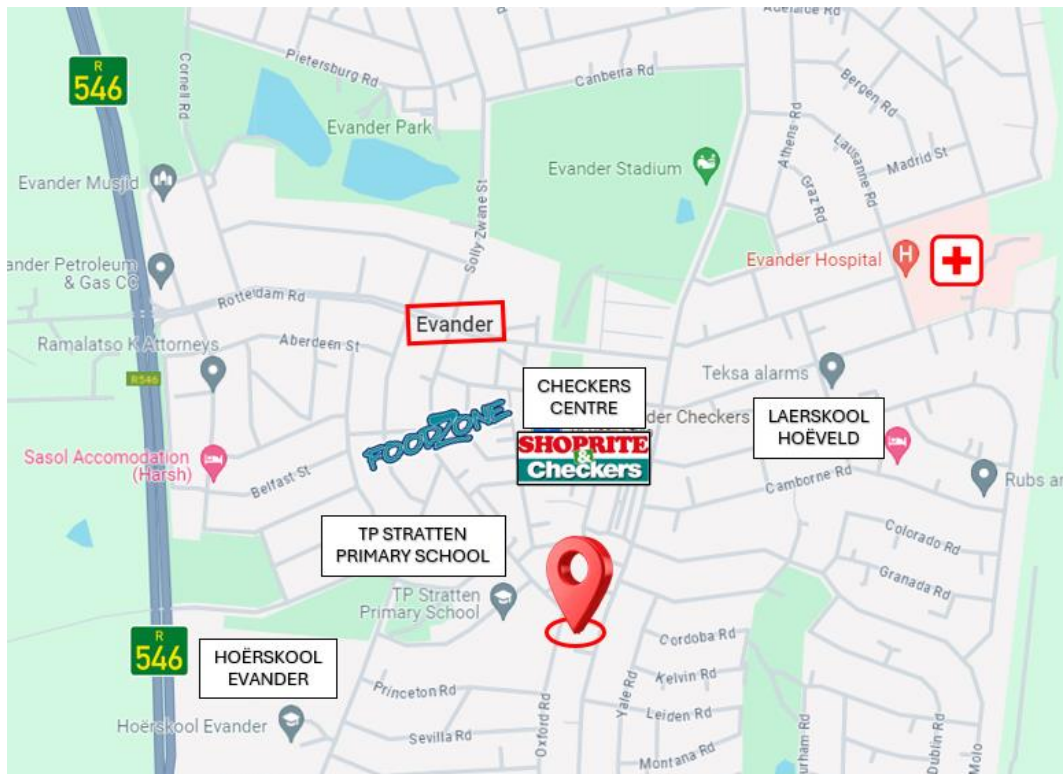
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Location



Map



GPS Co-Ordinates 26°28'30.3"S 29°06'38.5"E
-26.475094, 29.110705

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:

Dehan Engelbrecht

073 154 1745

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