

INVEST IN STUDENT ACCOMMODATION

With the National Development Plan enrolment target for Higher Education aiming for 1.6mil enrolments by 2030, the student accommodation market needs to grow, and is behind the curve in terms of supply versus demand compared to developed countries. This is good news for investors wanting to get into what is deemed to be a highly profitable property sector.

<https://www.property24.com/articles/student-accommodation-a-golden-opportunity-for-sa-investors/28612>
<https://www.sowetanlive.co.za/business/money/2019-01-09-student-accommodation-yet-to-be-an-asst-class-in-sa/>
<http://informalcity.co.za/national-development>
<http://pmg-assets.s3-website-eu-west-1.amazonaws.com/151104Funding.ppt>

National Student Financial Aid Scheme (NSFAS)

Should the purchaser wish to apply for accreditation for the NSFSA Scheme, Varsity Lodge, as a private student accommodation provider, meets the minimum standards with regards to the structural requirements as set out in the Ministerial guidelines on The Minimum Norms and Standards for Student Housing at Public Universities.

Copy of Ministerial Guideline

<https://www.gov.za/documents/higher-education-act-policy-minimum-norms-and-standards-student-housing-public>

Block C & D Composition

11 Double Units – 54m² to 55m²

9 Corner Units – 32m² to 34m²

45 Single Units – 29m² to 30m²

Laundry (Block D Unit 164)

Garage (Block D Unit 162)

Office (Block D Unit 163) (Can be converted back to a single unit)

The ministerial guidelines require 8m² for a single student and 14m² for 2 students sharing.

Property Information

Title Deed Information –

SS VARSITY LODGE, BLOCKS C & D, POTCHEFSTROOM EXT 16, KANONIERSPARK

Known As: CNR Louis Le Grange & Meyer Str, Varsity Lodge,
Potchefstroom, North West

Local Authority: TLOKWE CITY COUNCIL

Registration Division: IQ

Province: NORTH-WEST

Registered Owner: MICROMATICA 198 PTY LTD (200101079607)

VAT Status: Seller is NOT registered for VAT

Zoning: Residential

Property Information:

Block C & D of Varsity Lodge consists of 68 Units in total.

- 11 Double Units – $\pm 54\text{m}^2$ to 55m^2
- 9 Corner Units - 32m^2 to 34m^2
- 45 Single Units – 29m^2 to 30m^2
- Laundry (Block D Unit 164)
- Garage (Block D Unit 162)
- Office (Block D Unit 163) (Can be converted back to a single unit)

The laundry can be converted into an income generating opportunity. One of the double units and the Garage are let by the HOA for the caretaker.

Varsity Lodge is a unique investment to overcome the accommodation problems of students at the PUK. There is a shortage of accommodation for the current students, not to mention the new student applications.

The aim of this development is to create an atmosphere where students can enjoy their academic and social lives to the full. Varsity Lodge is within walking distance from the University and the "Bult" - the gathering place of the students.

Varsity Lodge have 161 units, in total, that consist of one- and two-bedroom accommodation as well as under-roof parking for each student. There are 4 blocks with a courtyard and garden so students can relax in safety. The main entrance to each block is controlled by security control.

Furthermore, there are high security walls with an intercom system, separate laundromat, swimming pool and Lapa.

Included in the complex is:

Covered parking
Modern Communal Facilities
Internet Access
Laundry
Swimming Pool and Lapa

We are offering Blocks C & D which consist of 66 Units, 1 Garage and 1 Laundry Room, which will be offered individually and collectively.

TYPICAL TYPE A1 UNIT:

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Lounge/Living Room
- Built-in-Cupboards
- Study Nook

TYPICAL TYPE D1 UNIT:

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Lounge/Living Room
- Built-in-Cupboards
- Study Nook

TYPICAL TYPE B2 UNIT:

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Lounge/Living Room
- Built-in-Cupboards
- Study Nook

TYPICAL TYPE C2 UNIT:

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Lounge/Living Room
- Dining Room
- Built-in-Cupboards
- Study Nook

Additional Information

- The majority of the leases expire on 30 November 2019 or 31 December 2019.
- The agent commission is 10% of the monthly rental.
- The Lessor can issue notice to cancel the lease between 40 – 80 days prior to the termination of the lease. The Lessee can issue notice to terminate 2 calendar months prior to the expiry of the lease. Failing which, the lease will continue on a month to month basis.
- The complex is predominantly let to students, however, there are a number of non-students who also rent units in the complex
- Water is included in the monthly levy

SEE Copy of a Standard Lease Attached.

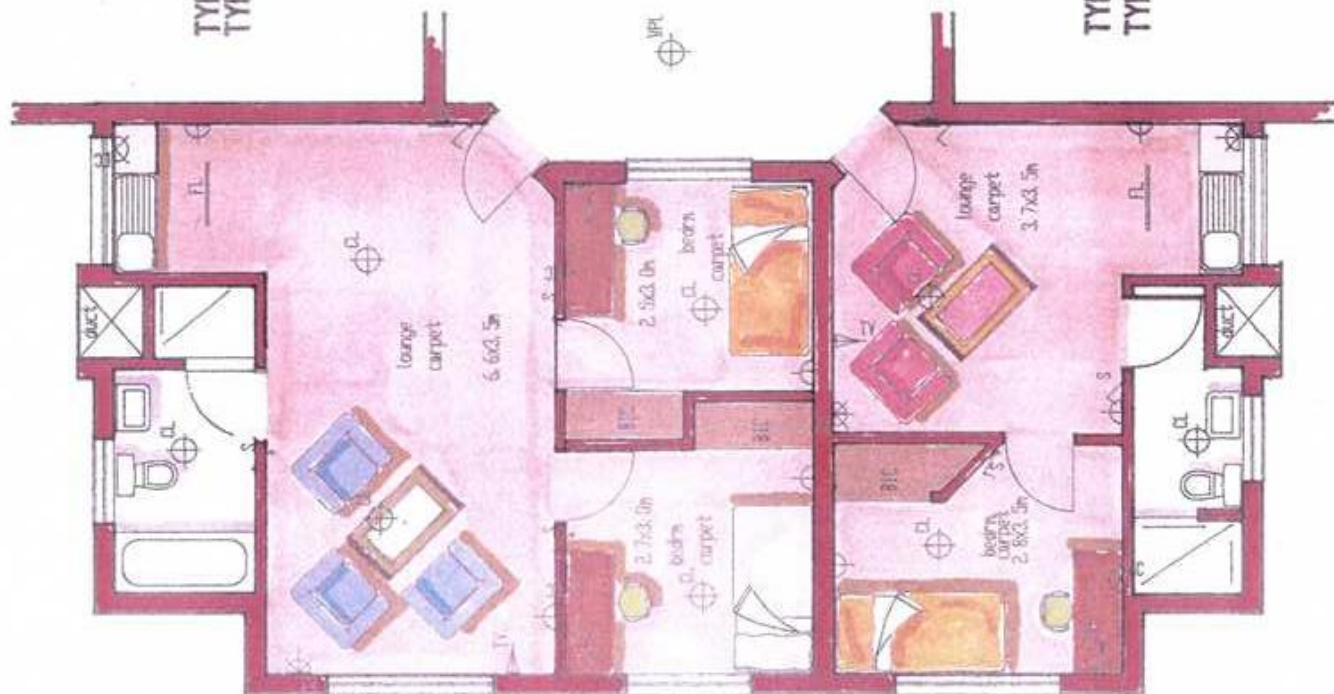
SEE Rent Roll Attached

SEE Rules & Regulations, Audited Financials, Insurance Schedule Attached

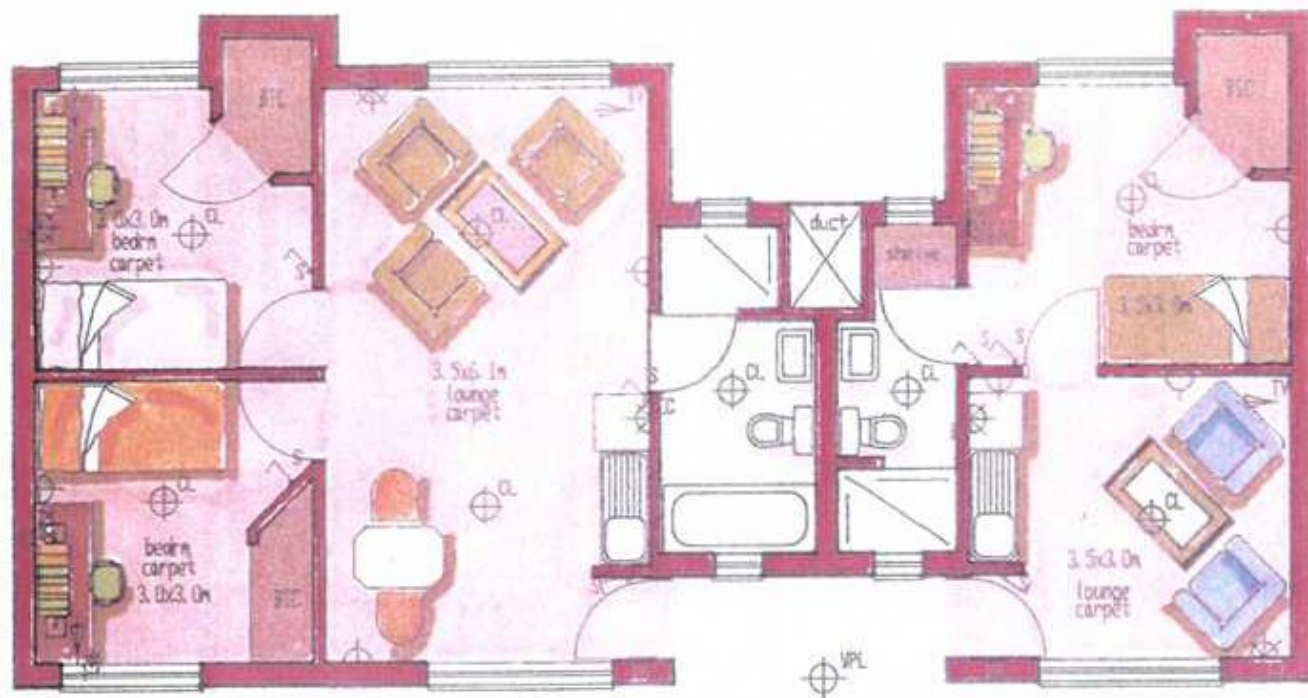
Photos



TYPICAL
TYPE B2 UNIT



TYPICAL
TYPE A1 UNIT



TYPICAL
TYPE C2 UNIT





TYPICAL
TYPE D1 UNIT



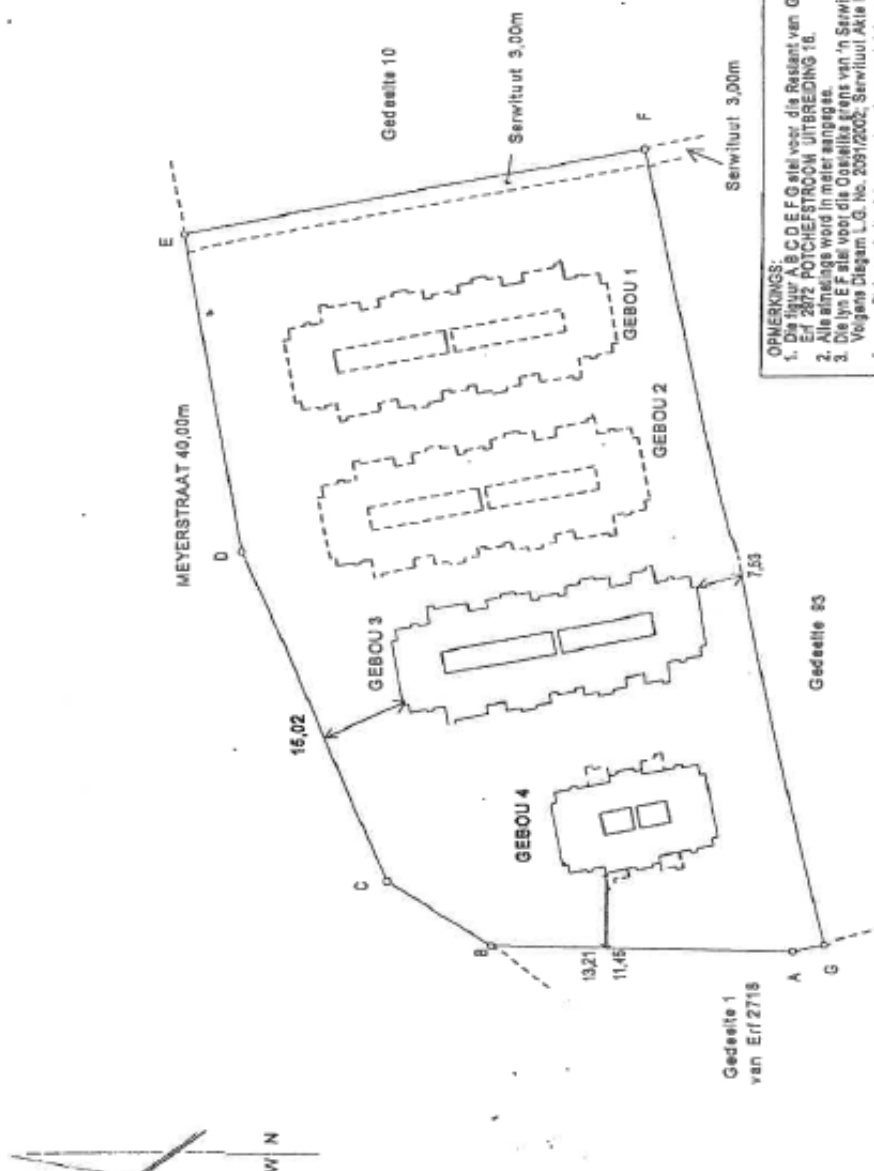
CSG

REGISTRASIE KOFIE

WYSIGINGSDEELPLAN No. SS	VEL 1 VAN 5 VELLE	L.G. No. D 397/2004
Geregistreer te Pretoria		Goedgekeur 
Registrateur van Aktes Datum :		n. Landmeter-generaal Datum : 2004-05-13
WYSIGINGSDEELPLAN VAN UITBREIDING VAN SKEMA (EN AFFEKTEER DEELPLAN L.G. No. D1229/2002, SS 116/2003)		
NAAM VAN SKEMA: VARSITY LODGE BESKRYWING VAN GROND VOLGENS DIAGRAM : RESTANT VAN GEDEELTE 9 VAN ERF 2972 POTCHEFSTROOM UITBREIDING 16 PROVINSIE : NOORDWES , GROOT 1,0057 HEKTAAR. DIAGRAM No.: L.G. No. 8283/1998. NAAM VAN PLAASLIKE BESTUUR: Stadsraad van Potchefstroom BESKRYWING VAN GEBOUE: VIER GEBOUE, NAAMLIK (a) GEBOU 1 , SOOS OP VEL 1 VAN - L.G. No. D 1229/2002 , SS 116/2003, (b) GEBOU 2 , SOOS OP VEL 1 VAN - L.G. No. D 718/2003, SS 787/2003 (c) GEBOU 3 , BESTAANDE UIT DELE 97 TOT 144 EN GEMEENSKAPLIKE EIENDOM , EN (c) GEBOU 4 , BESTAANDE UIT DELE 145 TOT 164 EN GEMEENSKAPLIKE EIENDOM		
OORSKRYDINGS OP DIE GROND: NEE		
SERTIFIKAAT: Ek, EUGNE JOYNT , sertifiseer hiermee dat ek velle 1 tot en met 5 van hierdie deelplan opgesel het volgens opmeting in ooreenstemming met die Wet op Deeltitels, 1986 en die regulasies daarkragens uitgevaardig.		
Datum : 2004-04-10 GETEKEN  PROFESSIONELE LANDMETER REGISTRASIENOMMER PLS 0912-D ADRES : POSBUS 1303 SASOLBURG 1947		
MEETSTUKKE No. 1433/2004	KOMPILASIE IQ 5C - 12 D1	ALGEMENE PLAN TM 8004

REGISTRASIE KOPIE

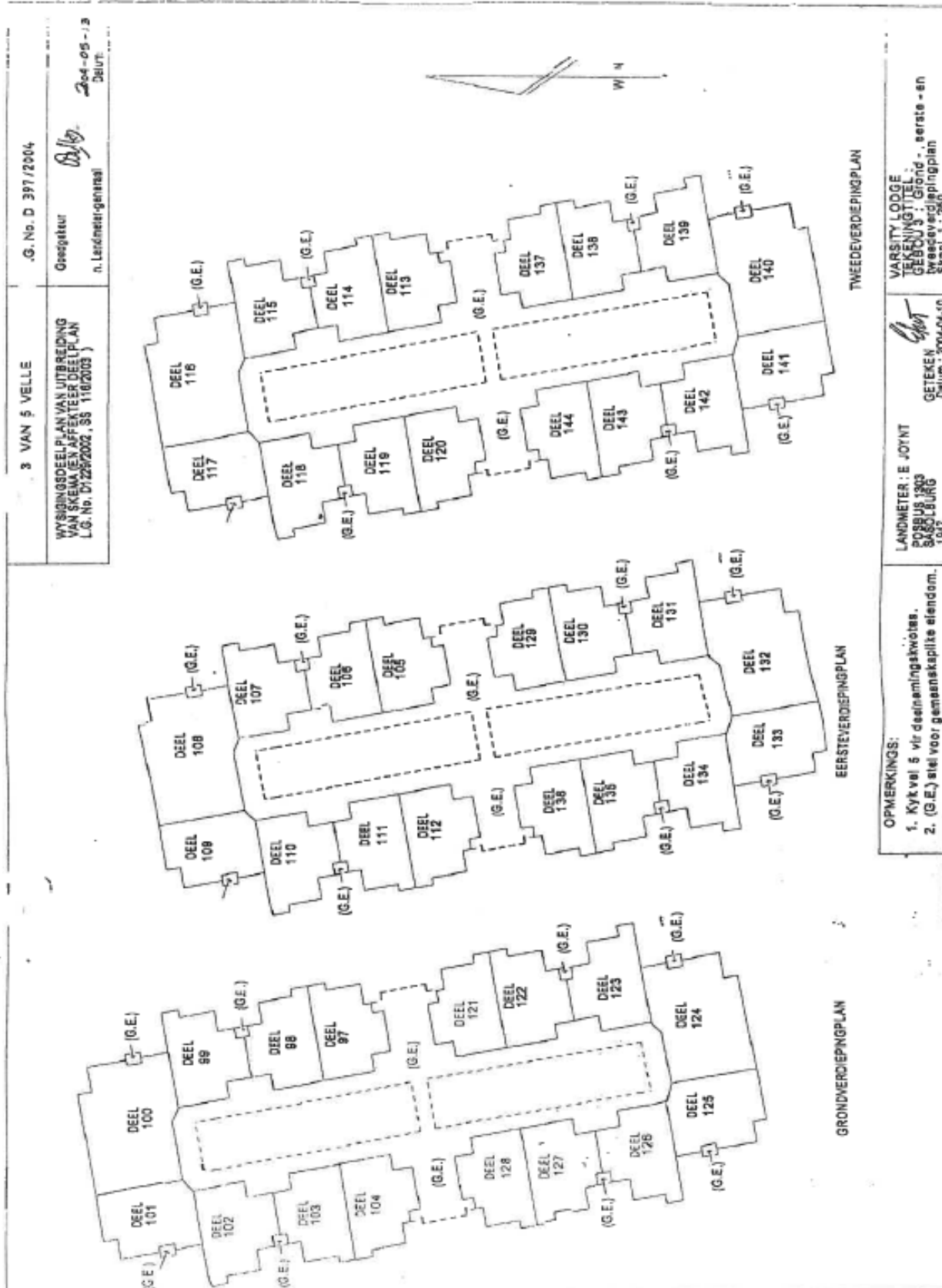
2 VAN 5 VELLE	.G. No. D 397/2004
WYSIGINGSDEELPLAN VAN UITBREIDING VAN SKENATIENAFFEKTEERDEELPLAN L.G. No. D1225/2002, SS 116/2003	Goedgekeur <i>[Signature]</i> n. Landmeter-generaal
	2004-05-13 Datum



OPMERKINGS:

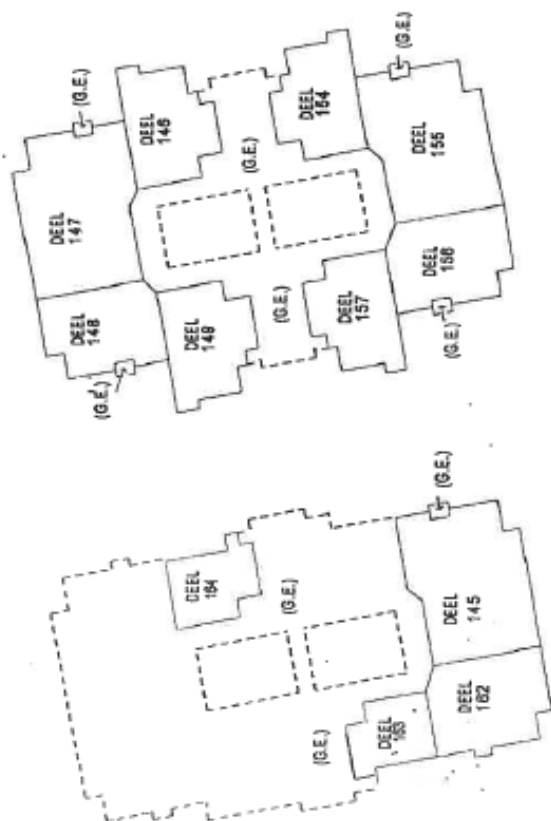
1. Die figuur A B C D E F G and voor die Basant van Gedeelte 9 van Erf 2072 POTCHIEFSTROOM UITBREIDING 16.
2. Alle afmetings word in meter aangegee.
3. Die lyn E F stel voor die Ooreenkomstige van 'n Serwituut 3,00 meter wyd vir Munisipale doeleindes.
4. Volgens Diegum L.G. No. 2051/2002, Serwituut Arie No. 1056 09/2002.
5. Sien voor bulleinsak van gebou op grondvlak van die gebou op grondvlak.

LANDMETER: E JOYNT POSSIBUS 1903 SASOLBURG 1947	VARSIETY LOOGE TEKENINGSTITEL: BLOKPLAN GETEKEN Datum : 2004-04-10
	Skaal 1: 750

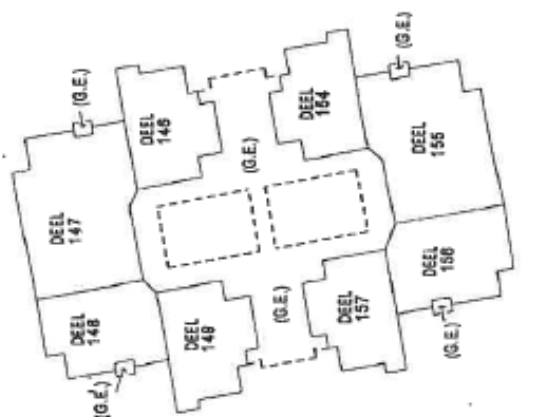


REGISTRASIE

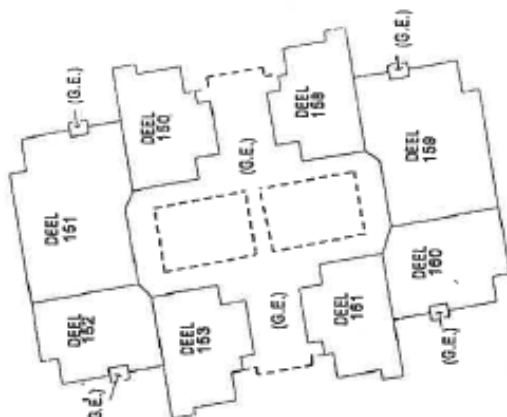
VEL 4 VAN 5 VELLE	L.G. No. D 397/2004
WYSINGSDEELPLAN VAN UITBREIDING VAN SKAARLEN AFTEKSTER DEELPLAN L.G. No. D1228/2002, SS 116/2003	Gondskur n. Landmeter-generaal
	2004-04-10 Datum



GRONDVERDIEPINGPLAN



EERSTEVERDIEPINGPLAN



TWEEDEVERDIEPINGPLAN

OPMERKINGS:

1. Kyk vel 5 vir deelnemingskwootas.
2. (G.E.) stel voor gemeenskaplike eiendom.

LANDMETR: E JOYNT
POSRIUS 1303
SABOTERUS
1947

GETEKEN
Datum: 2004-04-10

VARSEY LODGE
VERKENING
GEBOU 4: Grond - eerste - en
tweede verdiepingplan
Staat 1: 250

Terms & Conditions

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.

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

Pieter Nel

Cell: 084 8800 165

Email pieter@bideasy.co.za

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