

INFORMATION PACK

FOR

MASS ACCOMMODATION FACILITY 8 HOUSES AND 12 ROOMS

MULTI-TENANT RENTAL INCOME OPPORTUNITY

2 SAINT ANDREWS STREET, THE WHITE RIVER ESTATES
CENTRAL SECTION AH, WHITE RIVER



ON SITE AUCTION – Wednesday, 20 October @ 11h00
Pieter Nel | 084 8800 165 | pieter@bideasy.co.za
www.bideasy.co.za

Property Information

Title Deed Information –

PTN 706 OF THE FARM 64, WHITE RIVER, MPUMALANGA – JU

**Known As: 2 SAINT ANDREWS STREET, THE WHITE RIVER ESTATES
CENTRAL SECTION AH, WHITE RIVER, MPUMALANGA**

Title Deed: T34181/1988

Extent: 2.8877Ha

Local Authority: MBOMBELA LOCAL MUNICIPALITY

Registration Division: JU

Province: MPUMALANGA

Registered Owner: LEONARD JOHANNES HAASBROEK

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

Property Information

2.8Ha Property situated on a quiet country road amongst agricultural small holdings. This property is located 1KM outside White River, 15KM from Nelspruit and about 8KM from the Kruger Mpumalanga International Airport.

MULTI-TENANT RENTAL INCOME OPPORTUNITY (FULLY LET)

Ideal to accommodate students / contractors / frail care centre / old age home / school and long-term tenants. Stable monthly income. Ample space on this property to develop additional units to increase rental income.

These units are currently being rented by agricultural final year students. With the university nearby and all the opportunities on neighboring farms and towns this is the perfect location for long-term students.

INCOME-BREAKDOWN

UNITS	RENT P/M
VISAREND	R7 700.00
LOERIE	R5 700.00
HOUTKAPPER	R7 700.00
GROENVLEKDUIFIE	R5 700.00
WITBOSKRAAI	R7 700.00
NAMAKWADUIFIE	R5 700.00
BOSPATRYS	R7 700.00
TARENTAAL	R9 000.00
STUDENTS	R16 864.00
SELF-CATERING UNITS	R41 400.00
TOTAL INCOME	R115 164.00
GROSS ANNUAL INCOME	± R1,4Mil

MAIN HOUSE

- 12 En-suite rooms (1 Caretaker/Owner, 4 Rooms, 7 Self-Catering Units)
- 2 x Kitchens
- Pantry
- Laundry
- Office

7 SELF-CATERING UNITS

Blue, Green and Yellow Diamond

1 x 3 Bedroom En-Suite Unit

- Study / Dining / Kitchen / Lounge
- Stoep
- Own Braai Area

1 x 2 Bedroom En-Suite Unit

- Study / Dining / Kitchen / Lounge
- Stoep
- Own Braai Area

Small 1 Bed House

- Bedroom
- Bathroom
- Kitchen
- Living Room

2 x 1 Bedroom En-Suite Units

- Study / Dining / Kitchen / Lounge
- Stoep
- Own Braai Area

2 x 1 Bedroom En-Suite Units

- Study / Dining / Kitchen / Lounge
- Stoep
- Own Braai Area

CONFERENCE ROOM (25 – 50 pax)

- 2 x Toilets
- 4 x Basins
- 2 x Showers

The conference room can accommodate 25 – 50 people on bunk beds.

8 HOUSES ON PROPERTY:

VISAREND:

- 3 Bedrooms
- 2 Bathrooms
- Sitting / Dining Area
- Stoep with Braai Area

LOERIE:

- 2 Bedrooms
- 1 Bathrooms
- Stoep with Braai Area

HOUTKAPPER:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen / Living / Dining Area
- Stoep with Braai Area
- Cellar under house

GROENVLEKDUIFIE:

- 2 Bedrooms
- 2 Bathrooms
- Kitchen / Living / Dining Area

WITBOSKRAAI:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen / Living / Dining Area
- 2 x Stoeps with Braai Area

NAMAKWADUIFIE:

- 2 Bedrooms
- 1 Bathrooms
- Kitchen / Living / Dining Area

BOSPATRYS:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen / Living / Dining Area
- Small Lapa with braai area

TARENTAAL:

- 5 Bedrooms
- 2 Bathrooms
- Kitchen / Living / Dining Area
- Small Lapa with braai area
- 1 Storeroom

Property Improvements:

- 2 x Boreholes
- Deck
- Gazibo
- Lapa
- Ample Parking Space
- Alarm (inside and outside)
- Airconditioning
- Swimming Pool
- Garden
- 2 x 10 000 liter water tanks (for the houses and Guesthouse)
- 1 x 5000 liter water tanks (Diamond Rooms)
- Each house has 2 shaded parkings
- A few litchi, avo and other fruit trees
- Fenced
- Swimming pool and jacuzzies (inside and outside)

Tourist Attractions:

Sudwala Caves
Kruger National Park
Panorama Route
Pilgrim's Rest
Kaapse Hoop
Botanical Garden



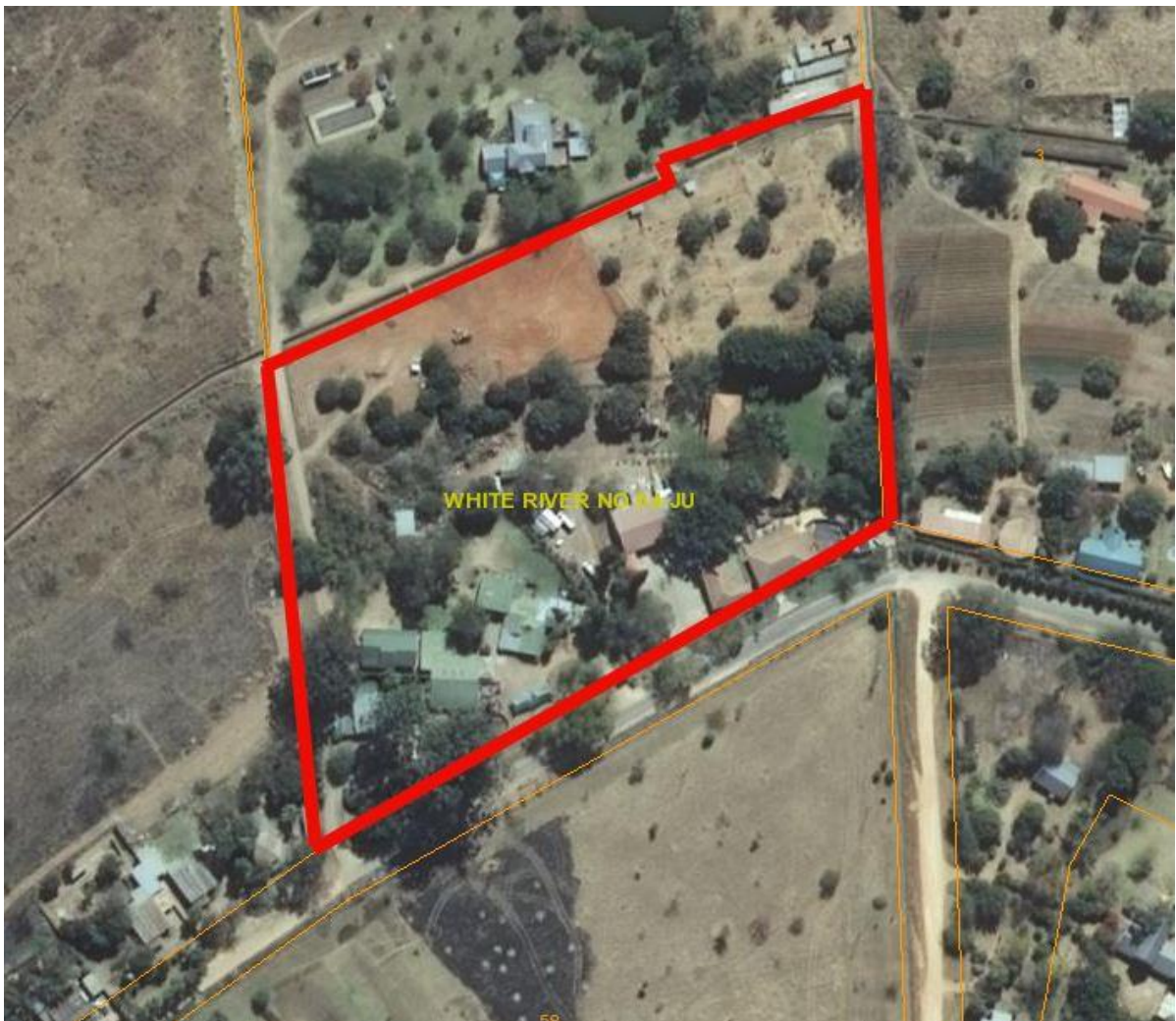
Photos



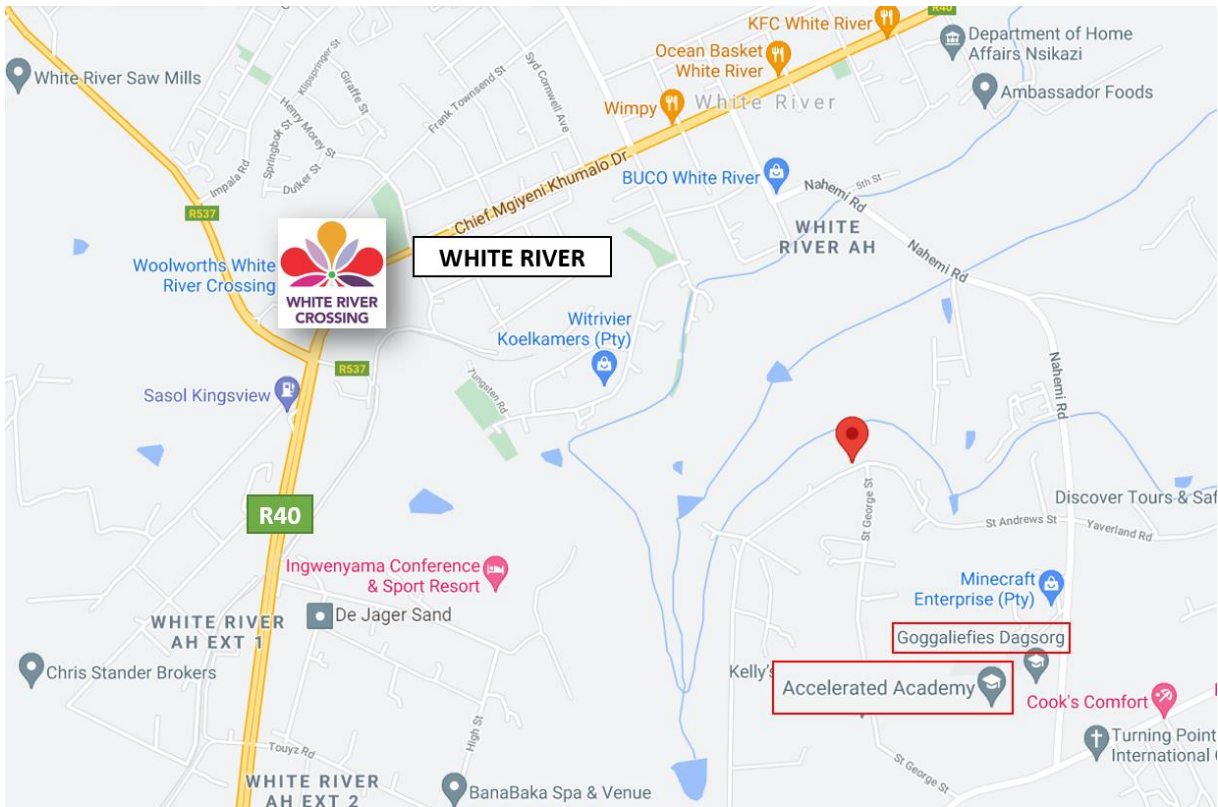




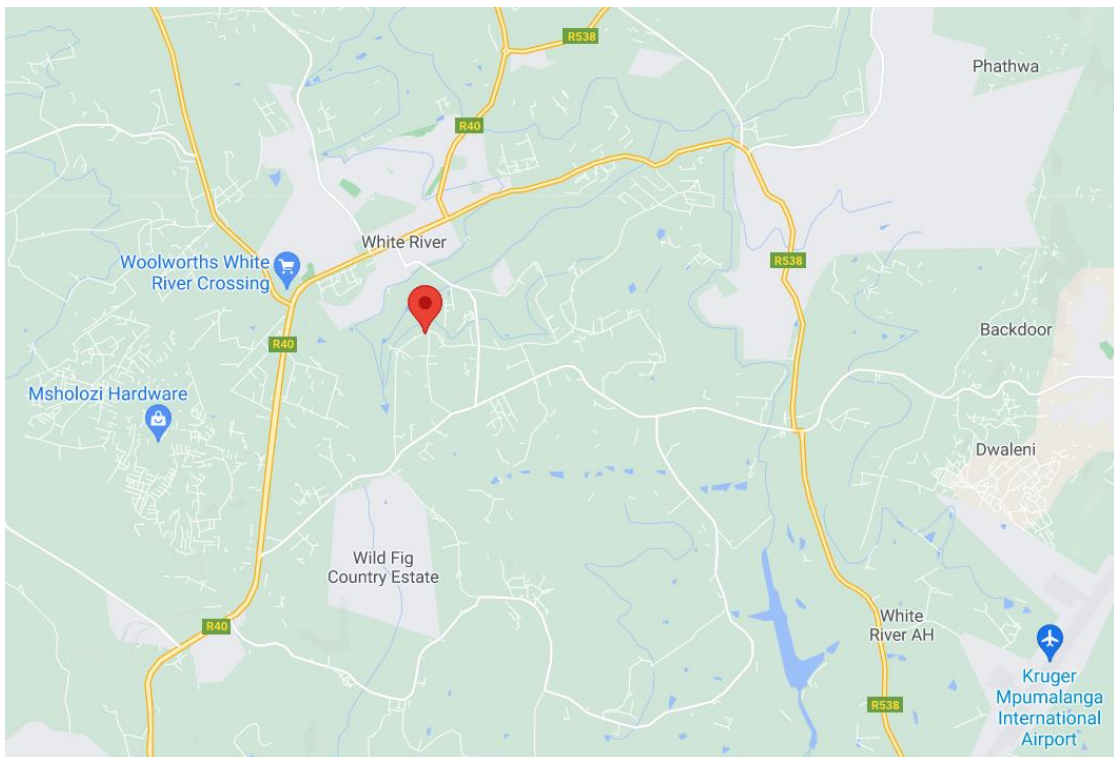
Aerial



Map



GPS Co-Ordinates 25°20'27.5"S 31°01'09.6"E
-25.340970, 31.019322



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.

7 Days Confirmation Period.

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

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