

PROPERTY PORTFOLIO

FOR

TENANTED PORTFOLIO FOR SALE

Contact: Jan van der Merwe - 072 108 2527
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Gaylee Centre, Drakenstein Street, Blackheath



Information:

Erf number:	1186
Erf extent:	2358 m2
GLA:	1027 m2
Zoning:	General Business 1
Parking:	Ample
Anchor tenants:	Shoprite U-Save
Anchor tenants' lease expiry date:	30-11-2024
Upside (vacant occupation):	158.7 m2 (15.4%)

SUMMARY

Total Income	R886 063.08
Total Expenses	R174 929.15
Nett Income	R711 143.00
Selling Price	R7 600 000.00
Initial Yield	9.36%


PROPERTY INFORMATION

Erf	1186
Township	GAYLEE
Address	2 DRAKENSTEIN STREET GREENFIELDS
GPS	18.698102°E 33.98032°S
Extent	2 358 m²
Cadastral extent	2 359 m²
Usage	Offices & Retail
Type	Vacant land
Zoning	GB1
Zoning Desc	General Business 1

MUNICIPAL VALUATION

Total Value	R 6 400 000
Valuation Year	2015

SELLING PRICE: R7 600 000 (Excl. VAT)

9.4% YIELD

110 + 112 Gaffley Street, Grabouw



Information:

Erf number:	618 + 619
Erf extent:	1530 m2
GLA:	1054 m2
Zoning:	Commercial
Parking:	Ample
Anchor tenants:	Shoprite U-Save
Anchor tenants' lease expiry date:	30-11-2024
Upside (vacant occupation):	281.35 m2 (26.69%)

SUMMARY

Total Income	R888 439.29
Total Expenses	R85 816.44
Nett Income	R802 623.00
Selling Price	R8 600 000.00
Initial Yield	9.33%

Erf 618

Property Details

Property Type: FREEHOLD
Province: WESTERN CAPE
Township: GRABOUW
Portion #: 0
Suburb: PINEVIEW
Street #: 110
Last Sales Date: 20120724
Land Size (Registered): 762 m²
Land Size (Cadastral): 761 m²
Estimate Size Under Roof: Not Available

Legal Description: Erf 618 (TP7050) GRABOUW GRABOUW MUN
Municipality: WESTERN CAPE
Erf #: Theewaterskloof
Street: 618
GAFFLEY STREET
Last Sales Price: R 5 200 000
Coordinates (Lat/ Long): [Google Maps: -34.1551, 19.0069](#) | [Street View](#)
SG Code: C01300100000061800000

Erf 619

Property Details

Property Type: FREEHOLD
Province: WESTERN CAPE
Township: GRABOUW
Portion #: 0
Suburb: PINEVIEW
Street #: 112
Last Sales Date: 20120724
Land Size (Registered): 768 m²
Land Size (Cadastral): 767 m²
Estimate Size Under Roof: Not Available

Legal Description: Erf 619 (TP7050) GRABOUW GRABOUW MUN
Municipality: WESTERN CAPE
Erf #: Theewaterskloof
Street: 619
GAFFLEY STREET
Last Sales Price: R 5 200 000
Coordinates (Lat/ Long): [Google Maps: -34.1551, 19.0067](#) | [Street View](#)
SG Code: C01300100000061900000



SELLING PRICE: R8 600 000 (Excl. VAT)

9.3% YIELD

14 George Street, Blanco, George



Information:

Erf number:	30
Erf extent:	2441 m2
GLA:	934 m2
Zoning:	Commercial
Parking:	Ample
Tenant:	New Life Market
Tenant's lease expiry date:	28-02-2019
Vacant occupation:	604 m2 (64.4%)

SUMMARY

Total Potential Income	R617 455.26
Total Expenses	R58 712.76
Nett Income	R588 742.00
Selling Price	R6 000 000.00
Initial Yield	9.31%

Property Details

Property Type: FREEHOLD
Province: WESTERN CAPE
Township: BLANCO
Portion #: 0
Suburb: BLANCO
Street #: 14
Last Sales Date: 20130918
Land Size (Registered): 2441 m²
Land Size (Cadastral): 2445 m²
Estimate Size Under Roof: Not Available

Legal Description: Erf 30 BLANCO GEORGE MUN WESTERN CAPE
Municipality: George
Erf #: 30
Street: GEORGE ROAD
Last Sales Price: R 4 150 000
Coordinates (Lat Long): [Google Maps: -33.9451, 22.4146](#) | [Street View](#)
SG Code: C02700010000003000000



SELLING PRICE: R6 000 000 (Excl. VAT)

9.3% YIELD

Nooiensfontein Road, Kuils River



Information:

Erf number:	12361
Erf extent:	1386 m2
GLA:	1040 m2
Zoning:	General Business 2
Parking:	Ample
Anchor tenants:	Jadely Tyre Services; Jesus The Saviour Church
Anchor tenants' lease expiry date:	31-03-2019
Upside (vacant occupation):	90 m2 (8.65%)

SUMMARY

Total Income	R630 099.36
Total Expenses	R123 350.57
Nett Income	R506 749.00
Selling Price	R7 600 000.00
Initial Yield	9.05%



PROPERTY INFORMATION	
Erf	12361
Township	KUILS RIVER
Address	13 NOOIENSEFONTEIN ROAD OAKDENE
GPS	18.676273°E 33.935497°S
Extent	1 386 m²
Cadastral extent	1 389 m²
Usage	Offices & Retail
Type	
Zoning	GB2
Zoning Desc	General Business 2

MUNICIPAL VALUATION	
Total Value	R 6 727 274
Valuation Year	2015

SELLING PRICE: R5 600 000 (Excl. VAT)

9.1% YIELD

Laurence Dale Road, Kuils River



Information:

Erf number:	12362
Erf extent:	3364 m2
GLA:	1421 m2
Zoning:	General Business 2
Parking:	Ample
Anchor tenants:	Superette; Fire Torch Church
Anchor tenants' lease expiry date:	Monthly; 30-04-2019
Upside (vacant occupation):	164 m2 (11.54%)

SUMMARY

Total Income	R642 928.22
Total Expenses	R123 586.41
Nett Income	R519 342.00
Selling Price	R5 700 000.00
Initial Yield	9.11%



PROPERTY INFORMATION	
Erf	12362
Township	KUILS RIVER
Address	7 LAURENCEDALE ROAD OAKDENE
GPS	18.675884°E 33.935141°S
Extent	3 363 m²
Cadastral extent	3 364 m²
Usage	Retail
Type	
Zoning	GB2
Zoning Desc	General Business 2

MUNICIPAL VALUATION	
Total Value	R 6 600 000
Valuation Year	2015

SELLING PRICE: R5 700 000 (Excl. VAT)

9.11% YIELD

St Christopher Street, Velddrif



Information:

Erf number:	372 + 373
Erf extent:	3816m ²
GLA:	905 m ²
Zoning:	Commercial
Parking:	Ample
Anchor tenants:	Shoprite U-Save
Anchor tenants' lease expiry date:	30-04-2019

SUMMARY

Total Income	R679 351.36
Total Expenses	R62 138.77
Nett Income	R617 213.00
Selling Price	R6 750 000.00
Initial Yield	9.14%

Erf 327

Property Details

Property Type:	FREEHOLD	Legal Description:	Erf 372 VELDORIF VELDORIF MUN WESTERN CAPE
Province:	WESTERN CAPE	Municipality:	Bergvliet
Township:	VELDORIF	Erf #:	372
Portion #:	0	Street:	VOORTREKKER ROAD
Suburb:	VELDORIF	Last Sales Price:	R 52 000
Street #:	155	Coordinates (Lat/ Long):	Google Maps: -32.7969, 18.1549 Street View
Last Sales Date:	19960709	SG Code:	C05800090000037200000
Land Size (Registered):	1883 m ²		
Land Size (Cadastral):	43 m ²		
Estimate Size Under Roof:	Not Available		

Erf 373

Property Details

Property Type:	FREEHOLD	Legal Description:	RE of Erf 373 VELDORIF VELDORIF MUN WESTERN CAPE
Province:	WESTERN CAPE	Municipality:	Bergvliet
Township:	VELDORIF	Erf #:	373
Portion #:	0	Street:	Not Available
Suburb:	Not Available	Last Sales Price:	R 145 000
Street #:	Not Available	Coordinates (Lat/ Long):	Google Maps: Coordinates not available
Last Sales Date:	20020729	SG Code:	C05800090000037300000
Land Size (Registered):	1933 m ²		
Land Size (Cadastral):	Not recorded in Deeds Registry		
Estimate Size Under Roof:	Not Available		



SELLING PRICE: R6 750 000 (Excl. VAT)

9.2% YIELD

For Additional Information:
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