

INFORMATION PACK

FOR

BLOCK OF 38 FLATS

EVELYN COURT

FULLY LET

EVELYN COURT, SOLLY ZWANE STREET, EVANDER



ON SITE AUCTION – Wednesday, 18 November 2026 @ 11h00
Dehan 073 154 1745 | dehan@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 centrally located in the heart of Evander and comprises 38 residential units**. The property is conveniently situated close to shopping centers, schools, medical facilities, restaurants, fuel stations, and other essential amenities. Its location also provides convenient access to the surrounding mining and industrial sectors, including Sasol's operations in Secunda, which contribute to the demand for residential accommodation in the area.

Evander is about 8 km northwest of Secunda and is accessible via the N17 and R546, connecting to Secunda, Kinross, Embalehle, and surrounding areas. Local amenities include Evander Shopping Centre, Evander Hospital, nearby schools and various retail outlets, while Secunda offers additional facilities such as Secunda Mall and Mediclinic Highveld.

The property has been successfully operated for numerous years and accommodates a number of long-term tenants. With 38 residential units and existing rental income, the building offers an investment opportunity for buyers seeking an established residential rental property. Existing lease agreements remain in place, with lease periods extending into 2026 and 2027. The property also generates additional income through prepaid electricity refunds.

The four-storey building offers secure parking with access control at the entrances and comprises 38 parking bays on the ground floor, along with an open-plan 2-bedroom apartment and a 3-bedroom apartment with its own garden and braai area. The first, second, and third floors each accommodate 12 apartments, all featuring balconies.

A monthly levy of approximately R500 per unit is included in the monthly rental. Electricity is supplied through a prepaid metering system, with electricity consumption payable by the tenants.

As the seller owns the entire complex, the property is not registered as a sectional title scheme, and there is no homeowners' association (HOA).

Rates & Taxes: ± R10,136.26 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 Bedroom Apartments
- 1 x 3 Bedroom Apartment

SECOND FLOOR

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

THIRD FLOOR

- 2 x 1 Bedroom Apartment
- 9 x 2 Bedroom Apartments
- 1 x 3 Bedroom Apartment



LIST OF UNITS WITH RENTAL INCOME

Unit	Door No.	Floor	Unit Size (m ²)	Beds	Baths	Rental Income	Lease Start
1	1	1	97	2	1	R6,000.00	25.10.2026
2	2	1	84	2	1	R5,800.00	01.08.2025
3	3	1	84	2	1	R6,000.00	01.06.2022
4	4	1	85	2	1	R5,200.00	01.07.2025
5	5	1	93	2	1	R5,200.00	01.03.2021
6	6	1	58	1	1	R5,000.00	30.01.2026
7	7	1	89	2	1	R6,000.00	01.07.2022
8	8	1	89	2	1	R5,000.00	01.08.2021
9	9	1	89	2	1	R6,000.00	01.10.2026
10	10	1	126	3	1	R6,500.00	01.01.2024
11	11	1	85	2	1	R6,000.00	01.03.2024
12	12	1	91	2	1	R6,000.00	01.06.2021
13	13	2	97	2	1	R6,000.00	01.07.2023
14	14	2	84	2	1	R6,000.00	01.03.2022
15	15	2	84	2	1	R6,000.00	28.01.2026
16	16	2	84	2	1	R6,000.00	01.10.2021
17	17	2	93	2	1	R5,800.00	01.10.2021
18	18	2	58	1	1	R5,000.00	21.11.2025
19	19	2	89	2	1	R5,200.00	01.03.2025
20	20	2	89	2	1	R6,000.00	01.10.2021
21	21	2	89	2	1	R6,000.00	01.03.2023
22	22	2	139	3	1	R6,500.00	01.12.2021
23	23	2	85	2	1	R6,000.00	01.06.2026
24	24	2	91	2	1	R5,500.00	01.10.2021
25	25	3	97	2	1	R5,500.00	01.10.2021
26	26	3	84	2	1	R6,000.00	01.11.2026
27	27	3	84	1	1	R5,800.00	01.04.2022
28	28	3	85	2	1	R6,800.00	05.12.2025
29	29	3	93	2	1	R5,800.00	01.01.2022
30	30	3	58	1	1	R5,000.00	01.03.2026

Unit	Door No.	Floor	Unit Size (m ²)	Beds	Baths	Rental Income	Lease Start
31	31	3	90	2	1	R5,500.00	01.09.2021
32	32	3	89	2	1	R6,000.00	01.07.2024
33	33	3	89	2	1	R6,000.00	01.07.2026
34	34	3	139	3	1	R6,900.00	01.03.2022
35	35	3	85	2	1	R6,000.00	01.04.2023
36	36	3	90	2	1	R6,000.00	01.09.2022
37	37	G		2	1	R5,500.00	08.03.2024
38	38	G		3	1	R8,500.00	30.01.2026
TOTAL						R224,000.00	

All leases are currently in place, with existing lease agreements extending into 2026 and 2027, offering continued rental income potential to the purchaser.

Aerial View / Photos





Photos – Apartment Building



Photos – Ground Floor Units



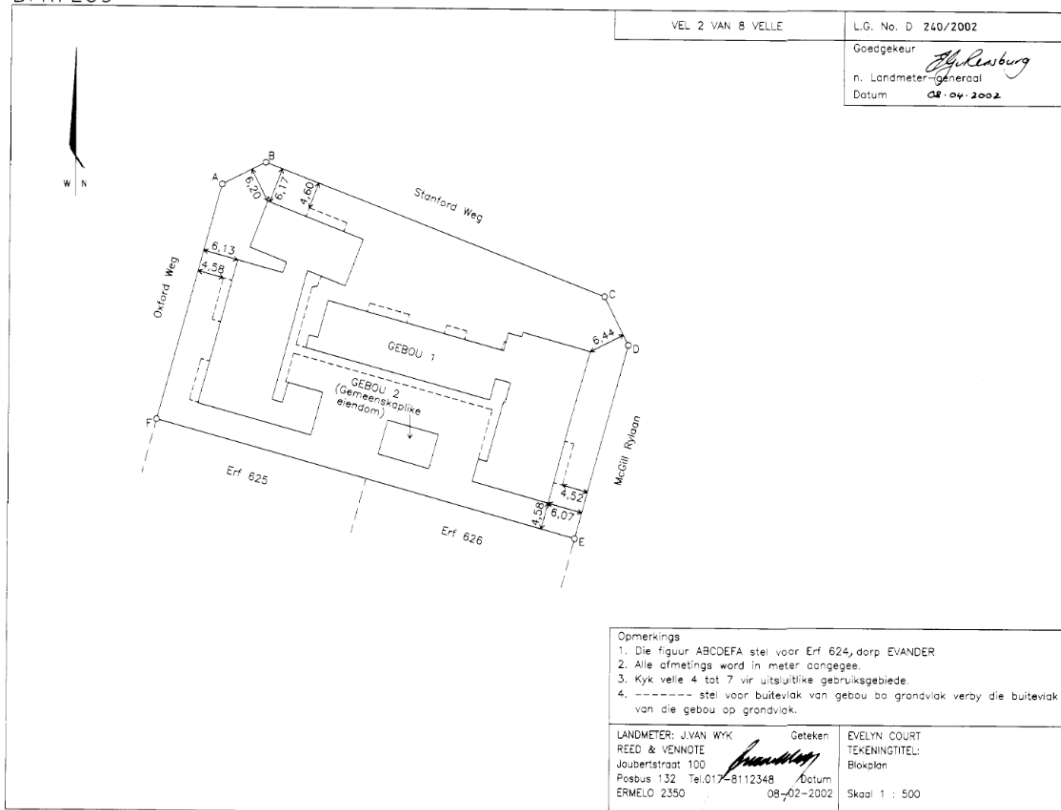


Photos – First, Second & Third Floor Units

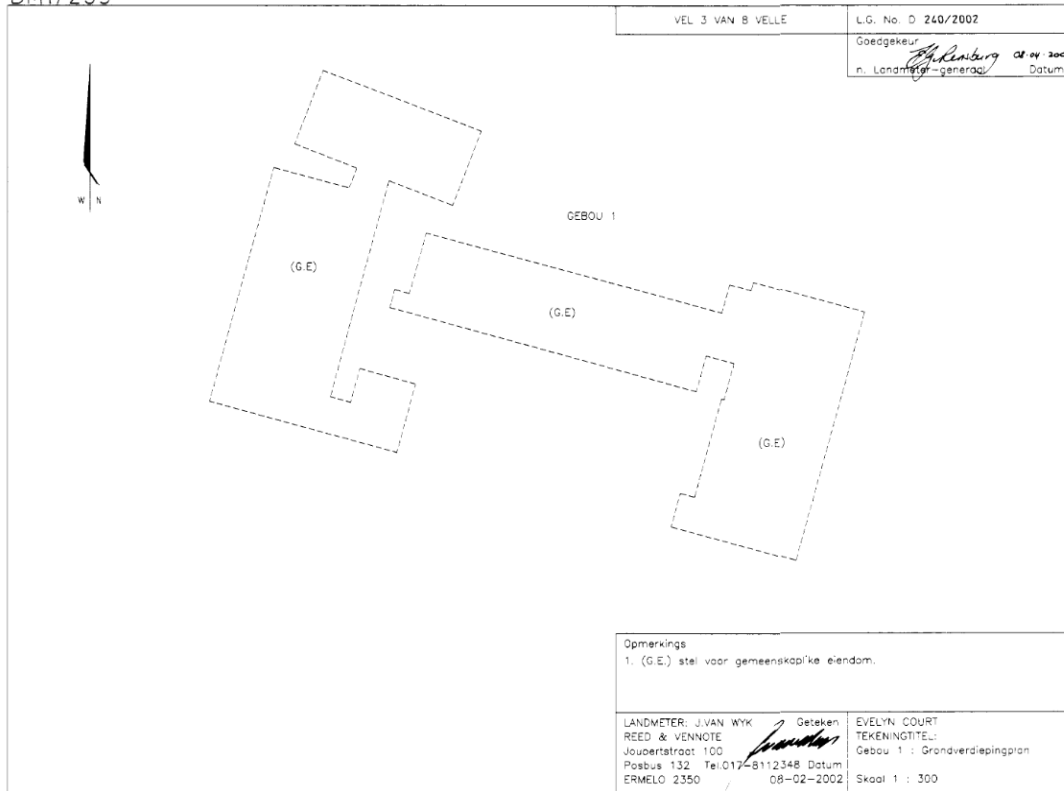




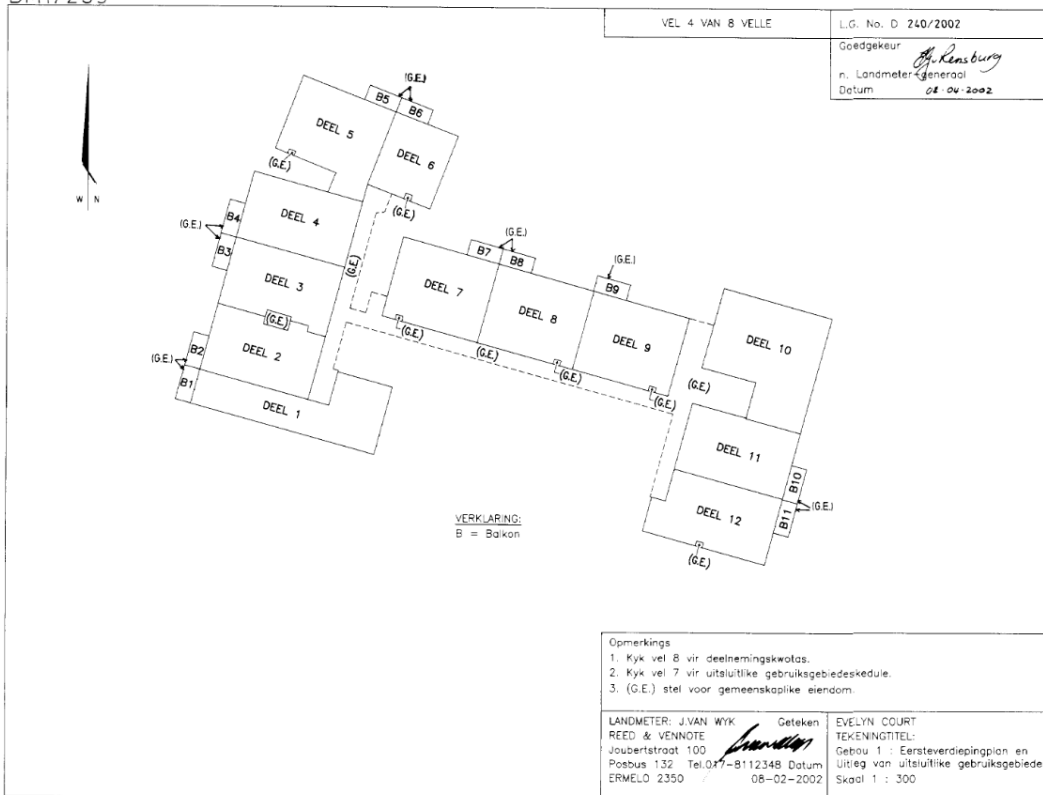
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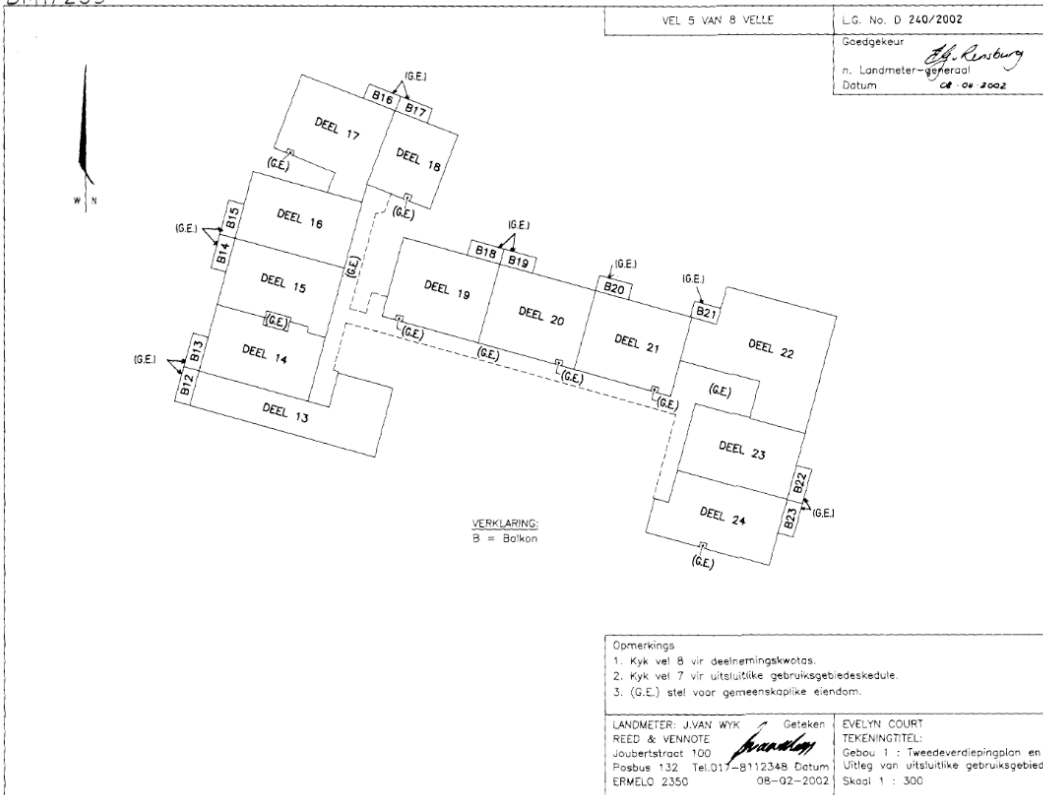
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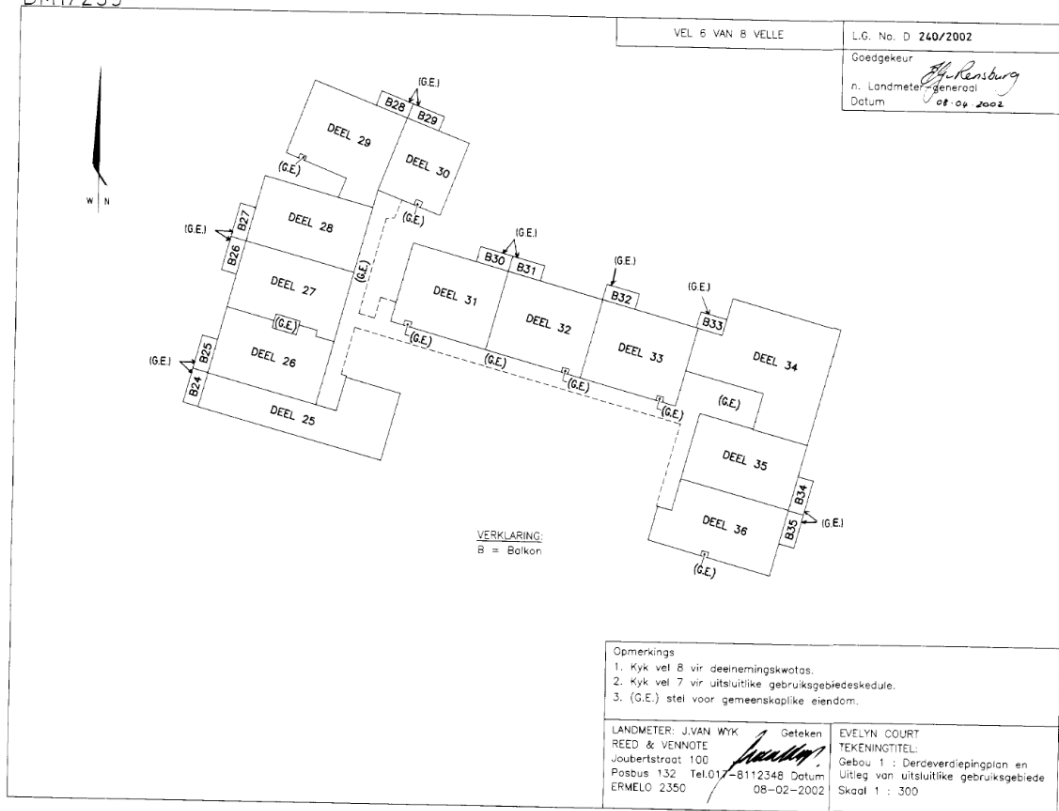
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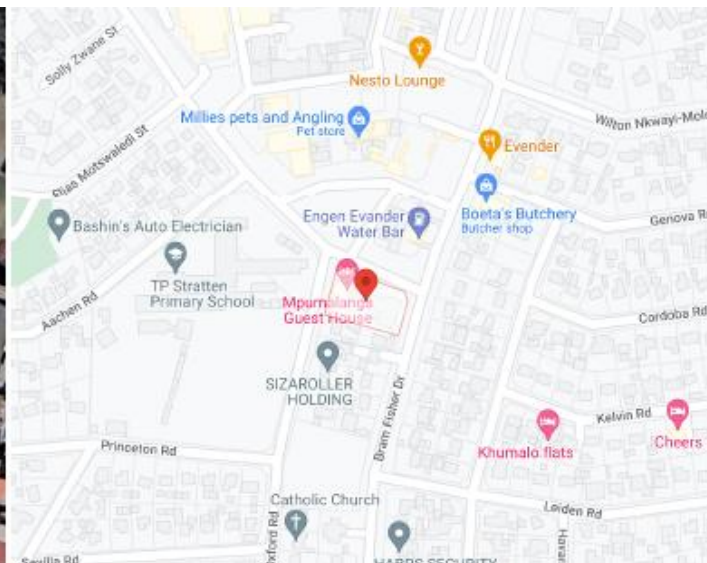
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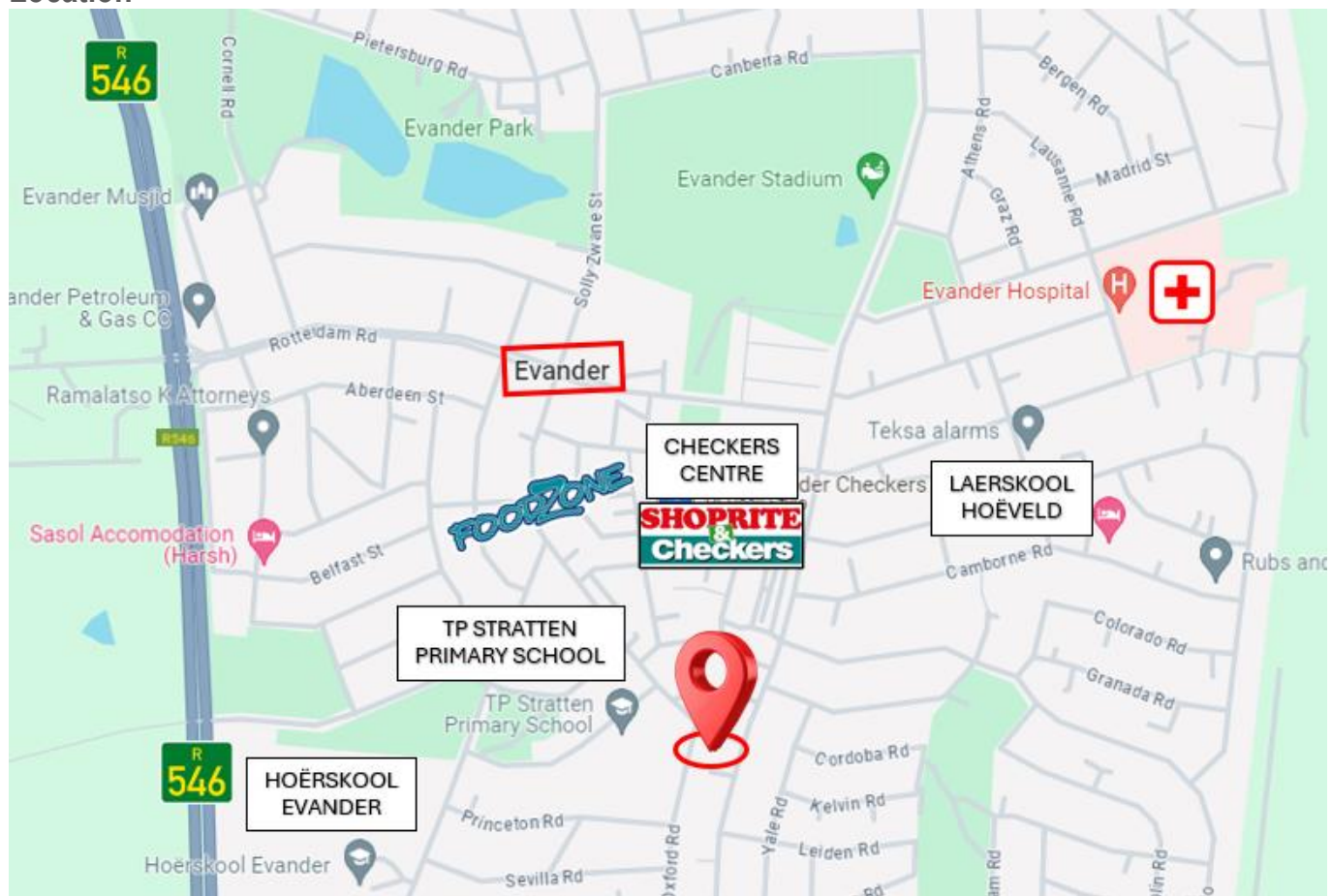


Map



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

Location



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:

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