

INFORMATION PACK

FOR

**** CORPORATE DISPOSAL ****

RENTAL PORTFOLIO

66 APARTMENTS - VILLA BIANCO

VILLA BIANCO, 24 NENTABOS STR, ROOIHUISKRAAL NORTH, CENTURION



AUCTION VENUE – The Capital, Menlyn Maine, Pretoria

AUCTION DATE – Thursday, 28 September @ 11h00

Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

**SS VILLA BIANCO (188/2019), ROOIHUISKRAAL NOORD EXT 42, GAUTENG, JR
65 UNITS:**

Unit	Title Deed Number	Unit Size (m2)	Unit	Title Deed Number	Unit Size (m2)
6	ST188-6/2019	48	52	ST188-52/2019	56
7	ST188-7/2019	54	53	ST188-53/2019	52
8	ST188-8/2019	53	54	ST188-54/2019	53
9	ST188-9/2019	54	55	ST188-55/2019	53
11	ST188-11/2019	48	56	ST188-56/2019	53
12	ST188-12/2019	54	57	ST188-57/2019	55
13	ST188-13/2019	53	58	ST188-58/2019	56
14	ST188-14/2019	54	59	ST188-59/2019	52
15	ST188-15/2019	48	60	ST188-60/2019	53
18	ST188-18/2019	53	61	ST188-61/2019	53
19	ST188-19/2019	53	62	ST188-62/2019	53
21	ST188-21/2019	48	63	ST188-63/2019	55
22	ST188-22/2019	53	65	ST188-65/2019	53
23	ST188-23/2019	53	70	ST188-70/2019	55
24	ST188-24/2019	53	71	ST188-71/2019	53
25	ST188-25/2019	48	72	ST188-72/2019	53
26	ST188-26/2019	48	73	ST188-73/2019	53
27	ST188-27/2019	53	74	ST188-74/2019	53
28	ST188-28/2019	53	75	ST188-75/2019	56
29	ST188-29/2019	53	76	ST188-76/2019	55
30	ST188-30/2019	48	77	ST188-77/2019	53
31	ST188-31/2019	56	78	ST188-78/2019	53
32	ST188-32/2019	48	79	ST188-79/2019	53
36	ST188-36/2019	56	80	ST188-80/2019	53
37	ST188-37/2019	48	81	ST188-81/2019	56
39	ST188-39/2019	48	82	ST188-82/2019	113
40	ST188-40/2019	55	84	ST188-84/2019	47
41	ST188-41/2019	56	88	ST188-88/2019	47
44	ST188-44/2019	48	90	ST188-90/2019	48
45	ST188-45/2019	55	91	ST188-91/2019	48
46	ST188-46/2019	56	92	ST188-92/2019	47
47	ST188-47/2019	52	93	ST188-93/2019	48
51	ST188-51/2019	55	94	ST188-94/2019	48

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
Province: GAUTENG
VAT Status: The seller is registered for VAT
Zoning: RESIDENTIAL

Area Summary

The suburb of Rooihuiskraal North is situated to the West of Centurion. It is one of the more established areas with beautiful gardens and plenty of trees as well as offering new developments. The suburb is popular with buyers who want modern accommodation.

Rooihuiskraal North also offers easy access to the Old Johannesburg Road (R101), N1 and N14, for commuters travelling by car to either Pretoria, Midrand, Kempton Park, Johannesburg, Krugersdorp, OR Tambo International Airport as well as Lanseria Airport.

The Gautrain Bus service runs through Rooihuiskraal North to the Gautrain Centurion station.

Shopping Centers in the immediate vicinity include the Reds Mall, Centurion Lifestyle Centre, Centurion Mall, Sutherland shopping Centre, Koedoe Arcade and Wierda Two Centre. The area also has a number of smaller shopping center's with the usual cafes and convenience stores.

Rooihuiskraal North is central to a number of schools including Rooihuiskraal Primary, Uitsig High, Eldoraighie High, Sutherland High, Zwartkop High, Bakenkop Primary, Hennospark Primary, Springvale Primary, Cresta College, Montessori, and Wierda Park Primary. There are also many Nursery Schools and crèches in the suburb.

Villa Bianco

Villa Bianco has affordable, modern homes that are perfect for young professionals and families. There are a variety of plans on offer in the complex ranging in size, bedrooms and bathrooms.

Each units has a DSTV connection and is Fibre ready. The complex has 24-hour security, access control, electric fence and a swimming pool.

There is planning in place to close off the cull de sac and create a centralized manned access security access station for Villa Rosso, Villa Grigio and Villa Bianco.

These units are an ideal AirBnB opportunity due to the central location of the properties and easy access to Pretoria, Johannesburg and Krugersdorp. There is amply shaded and visitor parking in the complex.

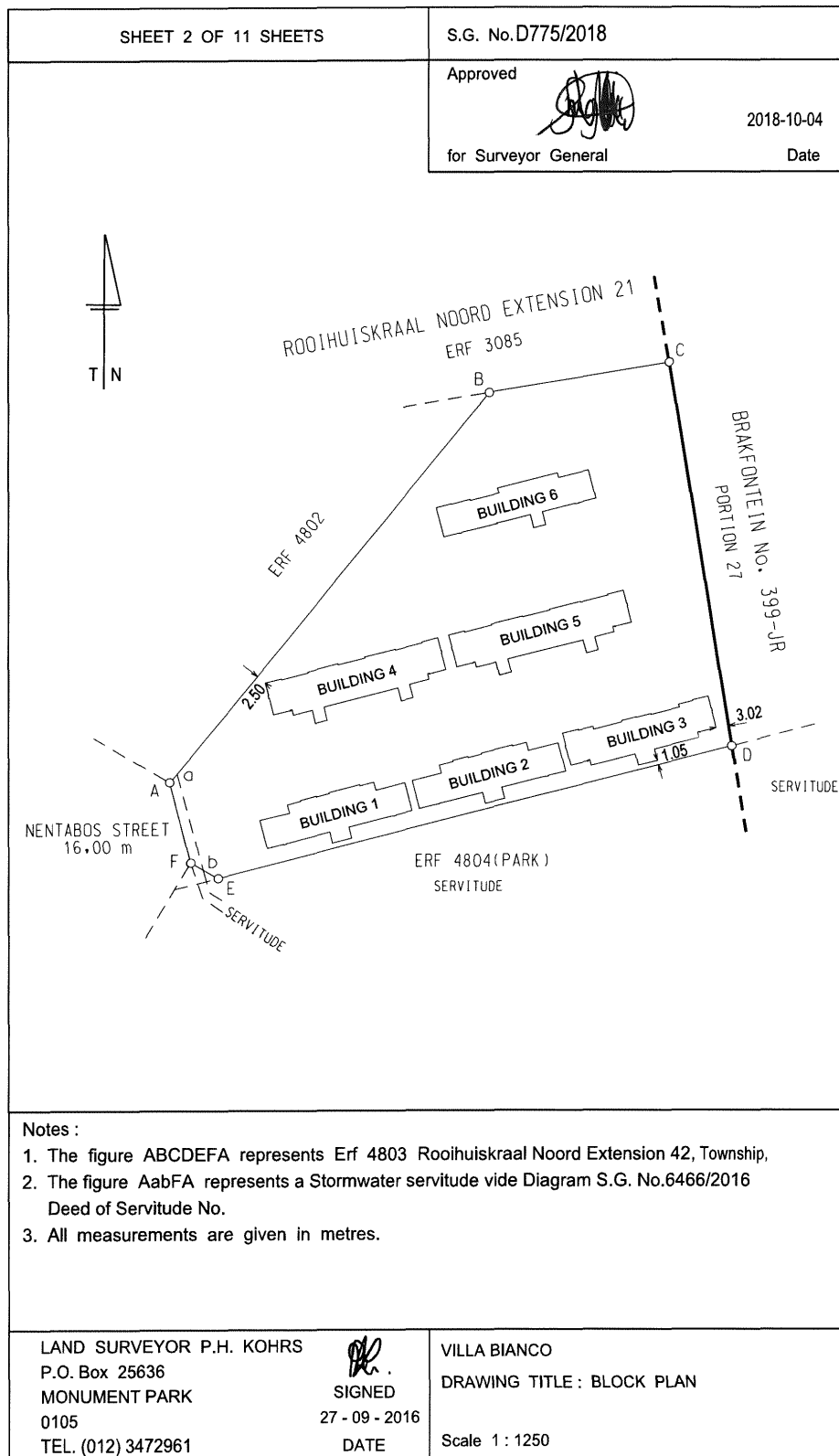
List of Units with Rental Income:

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
1	6	Block 1	FF	D	48	2	1	30 Sep 2023	R5 900,00	R942,68	R459,97
2	7	Block 1	FF	F	54	2	2	31 May 2024	R5 930,00	R1 061,00	R532,59
3	8	Block 1	FF	F	53	2	2	31 Mar 2024	R5 780,00	R1 042,64	R522,91
4	9	Block 1	FF	F	54	2	2	31 Jan 2024	R5 950,00	R1 061,00	R532,59
5	11	Block 1	SF	D	48	2	1	30-Apr-24	R6 100,00	R942,68	R459,97
6	12	Block 1	SF	F	54	2	2	29 Feb 2024	R5 885,00	R1 061,00	R532,59
7	13	Block 1	SF	F	53	2	2	29 Feb 2024	R5 900,00	R1 042,64	R522,91
8	14	Block 1	SF	F	54	2	2	30 Jun 2024	R5 600,00	R1 061,00	R532,59
9	15	Block 1	SF	D	48	2	1	31 Aug 2023	R5 885,00	R942,68	R459,97
10	18	Block 2	GF	F	53	2	2	30 Apr 2024	R6 490,00	R1 042,64	R522,91
11	19	Block 2	GF	F	53	2	2	29 Feb 2024	R6 688,00	R1 042,64	R522,91
12	21	Block 2	FF	D	48	2	1	31 May 2024	R5 950,00	R942,68	R459,97
13	22	Block 2	FF	F	53	2	2	30 Jun 2024	R5 810,00	R1 042,64	R522,91
14	23	Block 2	FF	F	53	2	2	29 Feb 2024	R6 099,00	R1 042,64	R522,91
15	24	Block 2	FF	F	53	2	2	30 Apr 2024	R6 280,00	R1 042,64	R522,91
16	25	Block 2	FF	D	48	2	1	31 May 2024	R5 950,00	R942,68	R459,97
17	26	Block 2	SF	D	48	2	1	31 Mar 2024	R5 900,00	R942,68	R459,97
18	27	Block 2	SF	F	53	2	2	31 May 2024	R6 099,00	R1 042,64	R522,91
19	28	Block 2	SF	F	53	2	2	31 Mar 2024	R6 270,00	R1 042,64	R522,91
20	29	Block 2	SF	F	53	2	2	29 Feb 2024	R5 885,00	R1 042,64	R522,91
21	30	Block 2	SF	D	48	2	1	31 Aug 2023	R5 830,00	R942,68	R459,97
22	31	Block 3	GF	A	56	2	2	29 Feb 2024	R6 300,00	R1 101,80	R561,64
23	32	Block 3	GF	B	48	2	1	30 Apr 2024	R6 290,00	R942,68	R459,97
24	36	Block 3	FF	A	56	2	2	31 May 2024	R6 300,00	R1 101,80	R561,64
25	37	Block 3	FF	B	48	2	1	30 Sep 2023	R6 050,00	R942,68	R459,97
26	39	Block 3	FF	B	48	2	1	30 Nov 2023	R5 500,00	R942,68	R459,97
27	40	Block 3	FF	A	55	2	2	30 Sep 2023	R5 900,00	R1 081,40	R547,12
28	41	Block 3	SF	A	56	2	2	30 Jun 2024	R6 050,00	R245,82	R561,64
29	44	Block 3	SF	B	48	2	1	30 Nov 2023	R5 900,00	R942,68	R459,97
30	45	Block 3	SF	A	55	2	2	30 Nov 2023	R5 700,00	R1 081,40	R547,12
31	46	Block 4	GF	A	56	2	2	29 Feb 2024	R6 270,00	R1 101,80	R561,64
32	47	Block 4	GF	F	52	2	2	31 Dec 2023	R6 100,00	R1 022,24	R508,38
33	51	Block 4	GF	A	55	2	2	31 May 2024	R6 150,00	R1 081,40	R547,12

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
34	52	Block 4	FF	A	56	2	2	31 Dec 2023	R6 195,00	R1 101,80	R561,64
35	53	Block 4	FF	F	52	2	2	31 May 2024	R6 120,00	R1 025,30	R508,38
36	54	Block 4	FF	F	53	2	2	31 Mar 2024	R5 900,00	R1 042,64	R522,91
37	55	Block 4	FF	F	53	2	2	30 Nov 2023	R6 100,00	R1 042,64	R522,91
38	56	Block 4	FF	F	53	2	2	31 Jul 2024	R6 300,00	R1 042,64	R522,91
39	57	Block 4	FF	A	55	2	2	31 Mar 2024	R5 940,00	R1 081,40	R547,12
40	58	Block 4	SF	A	56	2	2	30 Nov 2023	R5 700,00	R1 101,80	R561,64
41	59	Block 4	SF	F	52	2	2	31 Dec 2023	R6 500,00	R1 022,24	R508,38
42	60	Block 4	SF	F	53	2	2	31 Mar 2024	R5 940,00	R1 042,64	R522,91
43	61	Block 4	SF	F	53	2	2	30 Nov 2023	R5 900,00	R1 042,64	R522,91
44	62	Block 4	SF	F	53	2	2	31 May 2024	R6 180,00	R1 042,64	R522,91
45	63	Block 4	SF	A	55	2	2	31 Oct 2023	R5 900,00	R1 081,40	R547,12
46	65	Block 5	GF	F	53	2	2	31 May 2024	R6 300,00	R1 042,64	R522,91
47	70	Block 5	FF	A	55	2	2	31 Dec 2023	R5 700,00	R1 081,40	R547,12
48	71	Block 5	FF	F	53	2	2	29 Feb 2024	R6 099,00	R1 042,64	R522,91
49	72	Block 5	FF	F	53	2	2	31 Oct 2023	R6 100,00	R1 042,64	R522,91
50	73	Block 5	FF	F	53	2	2	30 Apr 2024	R6 350,00	R1 042,64	R522,91
51	74	Block 5	FF	F	53	2	2	31 Dec 2023	R5 700,00	R1 042,64	R522,91
52	75	Block 5	FF	A	56	2	2	29 Feb 2024	R5 900,00	R1 101,80	R561,64
53	76	Block 5	SF	A	55	2	2	30 Nov 2023	R5 700,00	R1 081,40	R547,12
54	77	Block 5	SF	F	53	2	2	31 May 2023	R6 120,00	R1 042,64	R522,91
55	78	Block 5	SF	F	53	2	2	31 May 2023	R7 106,00	R1 042,64	R522,91
56	79	Block 5	SF	F	53	2	2	30 Apr 2024	R6 300,00	R1 042,64	R522,91
57	80	Block 5	SF	F	53	2	2	31 Mar 2024	R5 940,00	R1 042,64	R522,91
58	81	Block 5	SF	A	56	2	2	30 Jun 2024	R6 300,00	R1 101,80	R561,64
59	82	Block 6	Dupl	E	113	4	2	30 Sep 2023	R12 370,00	R1 145,41	R1 258,84
60	84	Block 6	GF	B	47	2	1	31 Jul 2024	R6 710,00	R922,28	R445,44
61	88	Block 6	FF	B	47	2	1	31 Jul 2024	R5 950,00	R922,28	R459,97
62	90	Block 6	FF	D	48	2	1	31 Aug 2023	R5 610,00	R942,68	R459,97
63	91	Block 6	SF	D	48	2	1	31 Mar 2024	R6 100,00	R942,68	R459,97
64	92	Block 6	SF	B	47	2	1	31 Mar 2024	R5 990,00	R922,28	R445,44
65	93	Block 6	SF	B	48	2	1	31 Mar 2024	R5 780,00	R942,68	R459,97
66	94	Block 6	SF	D	48	2	1	31 Mar 2024	R5 700,00	R942,68	R459,97

The current rental income and the lease end date is indicated in the list of units.

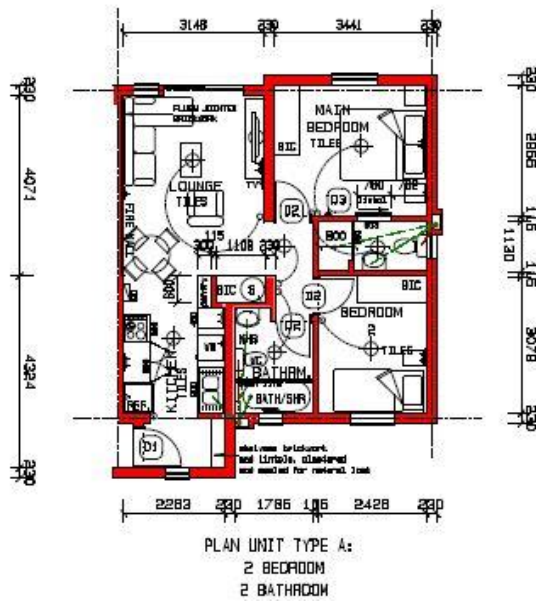
SG - SITE PLAN



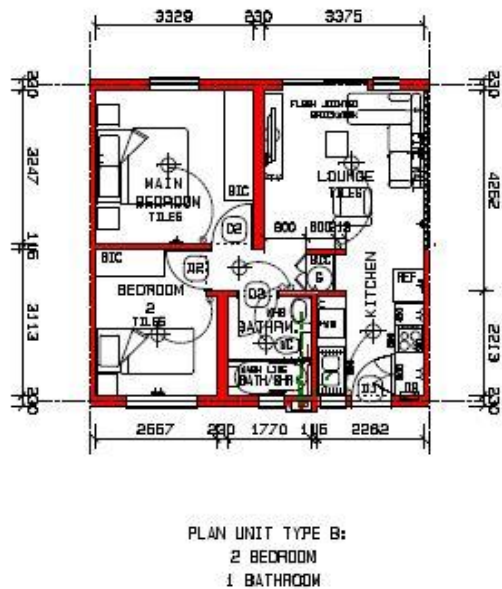
Plans

The variety on plans for each of the units is indicated in the list of units.

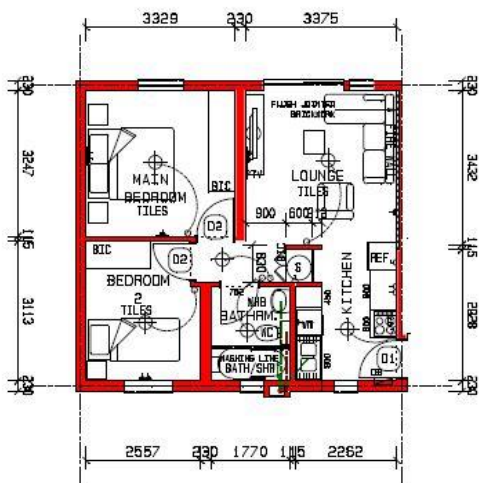
Plan A



Plan B



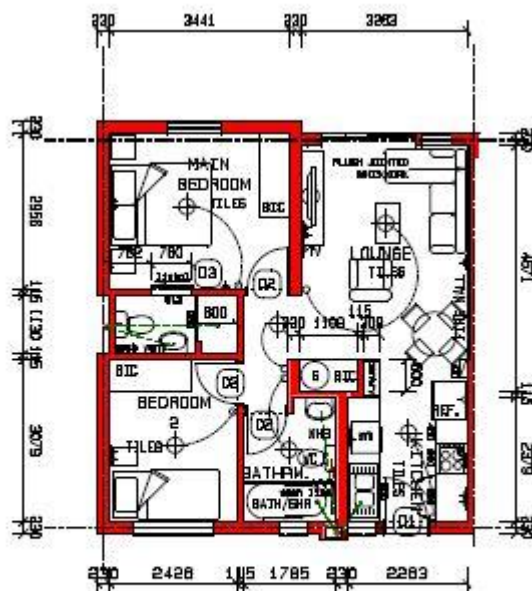
Plan D



PLAN UNIT TYPE D:
2 BEDROOM
1 BATHROOM



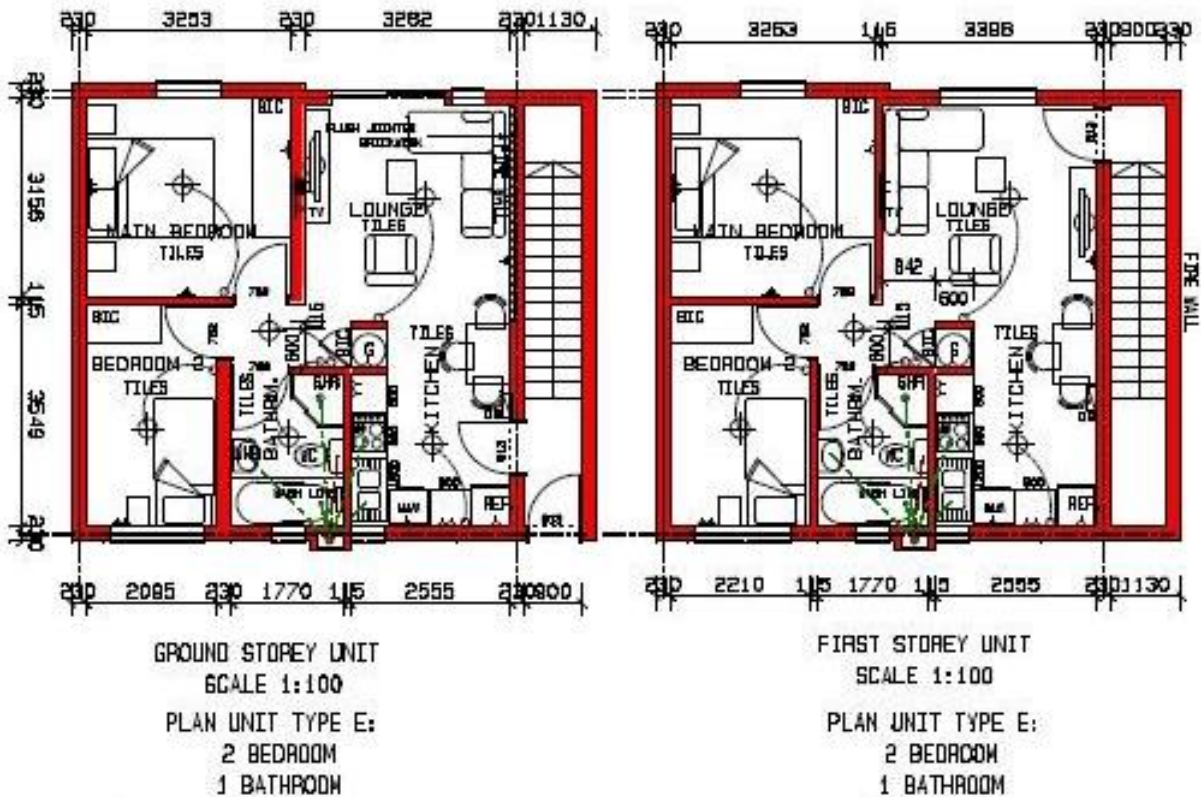
Plan F



PLAN UNIT TYPE F:
2 BEDROOM
2 BATHROOM



Plan E



Opportunity

We are offering a residential investment portfolio of 66 residential units in this complex. This is a corporate disposal which will be offered collectively or in the following groupings:

Lot 1 : Units 1 –66 (Consisting of all 66 Units / Spread across all the Blocks)

Lot 2 : Units 1 – 30 (Consisting of 30 Units / Spread across Block 1, 2 and 3)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
1	6	Block 1	FF	D	48	2	1	30 Sep 2023	R5 900,00	R942,68	R459,97
2	7	Block 1	FF	F	54	2	2	31 May 2024	R5 930,00	R1 061,00	R532,59
3	8	Block 1	FF	F	53	2	2	31 Mar 2024	R5 780,00	R1 042,64	R522,91
4	9	Block 1	FF	F	54	2	2	31 Jan 2024	R5 950,00	R1 061,00	R532,59
5	11	Block 1	SF	D	48	2	1	30-Apr-24	R6 100,00	R942,68	R459,97
6	12	Block 1	SF	F	54	2	2	29 Feb 2024	R5 885,00	R1 061,00	R532,59
7	13	Block 1	SF	F	53	2	2	29 Feb 2024	R5 900,00	R1 042,64	R522,91
8	14	Block 1	SF	F	54	2	2	30 Jun 2024	R5 600,00	R1 061,00	R532,59
9	15	Block 1	SF	D	48	2	1	31 Aug 2023	R5 885,00	R942,68	R459,97
10	18	Block 2	GF	F	53	2	2	30 Apr 2024	R6 490,00	R1 042,64	R522,91
11	19	Block 2	GF	F	53	2	2	29 Feb 2024	R6 688,00	R1 042,64	R522,91
12	21	Block 2	FF	D	48	2	1	31 May 2024	R5 950,00	R942,68	R459,97
13	22	Block 2	FF	F	53	2	2	30 Jun 2024	R5 810,00	R1 042,64	R522,91
14	23	Block 2	FF	F	53	2	2	29 Feb 2024	R6 099,00	R1 042,64	R522,91
15	24	Block 2	FF	F	53	2	2	30 Apr 2024	R6 280,00	R1 042,64	R522,91
16	25	Block 2	FF	D	48	2	1	31 May 2024	R5 950,00	R942,68	R459,97
17	26	Block 2	SF	D	48	2	1	31 Mar 2024	R5 900,00	R942,68	R459,97
18	27	Block 2	SF	F	53	2	2	31 May 2024	R6 099,00	R1 042,64	R522,91
19	28	Block 2	SF	F	53	2	2	31 Mar 2024	R6 270,00	R1 042,64	R522,91
20	29	Block 2	SF	F	53	2	2	29 Feb 2024	R5 885,00	R1 042,64	R522,91
21	30	Block 2	SF	D	48	2	1	31 Aug 2023	R5 830,00	R942,68	R459,97
22	31	Block 3	GF	A	56	2	2	29 Feb 2024	R6 300,00	R1 101,80	R561,64
23	32	Block 3	GF	B	48	2	1	30 Apr 2024	R6 290,00	R942,68	R459,97
24	36	Block 3	FF	A	56	2	2	31 May 2024	R6 300,00	R1 101,80	R561,64
25	37	Block 3	FF	B	48	2	1	30 Sep 2023	R6 050,00	R942,68	R459,97
26	39	Block 3	FF	B	48	2	1	30 Nov 2023	R5 500,00	R942,68	R459,97
27	40	Block 3	FF	A	55	2	2	30 Sep 2023	R5 900,00	R1 081,40	R547,12
28	41	Block 3	SF	A	56	2	2	30 Jun 2024	R6 050,00	R245,82	R561,64
29	44	Block 3	SF	B	48	2	1	30 Nov 2023	R5 900,00	R942,68	R459,97
30	45	Block 3	SF	A	55	2	2	30 Nov 2023	R5 700,00	R1 081,40	R547,12

Lot 3 : Units 31 – 66 (Consisting of 36 Units / Spread across Block 4, 5 and 6)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
31	46	Block 4	GF	A	56	2	2	29 Feb 2024	R6 270,00	R1 101,80	R561,64
32	47	Block 4	GF	F	52	2	2	31 Dec 2023	R6 100,00	R1 022,24	R508,38
33	51	Block 4	GF	A	55	2	2	31 May 2024	R6 150,00	R1 081,40	R547,12
34	52	Block 4	FF	A	56	2	2	31 Dec 2023	R6 195,00	R1 101,80	R561,64
35	53	Block 4	FF	F	52	2	2	31 May 2024	R6 120,00	R1 025,30	R508,38
36	54	Block 4	FF	F	53	2	2	31 Mar 2024	R5 900,00	R1 042,64	R522,91
37	55	Block 4	FF	F	53	2	2	30 Nov 2023	R6 100,00	R1 042,64	R52,91
38	56	Block 4	FF	F	53	2	2	31 Jul 2024	R6 300,00	R1 042,64	R522,91
39	57	Block 4	FF	A	55	2	2	31 Mar 2024	R5 940,00	R1 081,40	R547,12
40	58	Block 4	SF	A	56	2	2	30 Nov 2023	R5 700,00	R1 101,80	R561,64
41	59	Block 4	SF	F	52	2	2	31 Dec 2023	R6 500,00	R1 022,24	R508,38
42	60	Block 4	SF	F	53	2	2	31 Mar 2024	R5 940,00	R1 042,64	R522,91
43	61	Block 4	SF	F	53	2	2	30 Nov 2023	R5 900,00	R1 042,64	R522,91
44	62	Block 4	SF	F	53	2	2	31 May 2024	R6 180,00	R1 042,64	R522,91
45	63	Block 4	SF	A	55	2	2	31 Oct 2023	R5 900,00	R1 081,40	R547,12
46	65	Block 5	GF	F	53	2	2	31 May 2024	R6 300,00	R1 042,64	R522,91
47	70	Block 5	FF	A	55	2	2	31 Dec 2023	R5 700,00	R1 081,40	R547,12
48	71	Block 5	FF	F	53	2	2	29 Feb 2024	R6 099,00	R1 042,64	R522,91
49	72	Block 5	FF	F	53	2	2	31 Oct 2023	R6 100,00	R1 042,64	R522,91
50	73	Block 5	FF	F	53	2	2	30 Apr 2024	R6 350,00	R1 042,64	R522,91
51	74	Block 5	FF	F	53	2	2	31 Dec 2023	R5 700,00	R1 042,64	R522,91
52	75	Block 5	FF	A	56	2	2	29 Feb 2024	R5 900,00	R1 101,80	R561,64
53	76	Block 5	SF	A	55	2	2	30 Nov 2023	R5 700,00	R1 081,40	R547,12
54	77	Block 5	SF	F	53	2	2	31 May 2023	R6 120,00	R1 042,64	R522,91
55	78	Block 5	SF	F	53	2	2	31 May 2023	R7 106,00	R1 042,64	R522,91
56	79	Block 5	SF	F	53	2	2	30 Apr 2024	R6 300,00	R1 042,64	R522,91
57	80	Block 5	SF	F	53	2	2	31 Mar 2024	R5 940,00	R1 042,64	R522,91
58	81	Block 5	SF	A	56	2	2	30 Jun 2024	R6 300,00	R1 101,80	R561,64
59	82	Block 6	Dupl	E	113	4	2	30 Sep 2023	R12 370,00	R1 145,41	R1 258,84
60	84	Block 6	GF	B	47	2	1	31 Jul 2024	R6 710,00	R922,28	R445,44
61	88	Block 6	FF	B	47	2	1	31 Jul 2024	R5 950,00	R922,28	R459,97
62	90	Block 6	FF	D	48	2	1	31 Aug 2023	R5 610,00	R942,68	R459,97
63	91	Block 6	SF	D	48	2	1	31 Mar 2024	R6 100,00	R942,68	R459,97

64	92	Block 6	SF	B	47	2	1	31 Mar 2024	R5 990,00	R922,28	R445,44
65	93	Block 6	SF	B	48	2	1	31 Mar 2024	R5 780,00	R942,68	R459,97
66	94	Block 6	SF	D	48	2	1	31 Mar 2024	R5 700,00	R942,68	R459,97

Lot 4 : Units 1 – 9 (Consisting of 9 Units / In Block 1)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
1	6	Block 1	FF	D	48	2	1	30 Sep 2023	R5 900,00	R942,68	R459,97
2	7	Block 1	FF	F	54	2	2	31 May 2024	R5 930,00	R1 061,00	R532,59
3	8	Block 1	FF	F	53	2	2	31 Mar 2024	R5 780,00	R1 042,64	R522,91
4	9	Block 1	FF	F	54	2	2	31 Jan 2024	R5 950,00	R1 061,00	R532,59
5	11	Block 1	SF	D	48	2	1	30-Apr-24	R6 100,00	R942,68	R459,97
6	12	Block 1	SF	F	54	2	2	29 Feb 2024	R5 885,00	R1 061,00	R532,59
7	13	Block 1	SF	F	53	2	2	29 Feb 2024	R5 900,00	R1 042,64	R522,91
8	14	Block 1	SF	F	54	2	2	30 Jun 2024	R5 600,00	R1 061,00	R532,59
9	15	Block 1	SF	D	48	2	1	31 Aug 2023	R5 885,00	R942,68	R459,97

Lot 5 : Units 10 – 21 (Consisting of 12 Units / In Block 2)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
10	18	Block 2	GF	F	53	2	2	30 Apr 2024	R6 490,00	R1 042,64	R522,91
11	19	Block 2	GF	F	53	2	2	29 Feb 2024	R6 688,00	R1 042,64	R522,91
12	21	Block 2	FF	D	48	2	1	31 May 2024	R5 950,00	R942,68	R459,97
13	22	Block 2	FF	F	53	2	2	30 Jun 2024	R5 810,00	R1 042,64	R522,91
14	23	Block 2	FF	F	53	2	2	29 Feb 2024	R6 099,00	R1 042,64	R522,91
15	24	Block 2	FF	F	53	2	2	30 Apr 2024	R6 280,00	R1 042,64	R522,91
16	25	Block 2	FF	D	48	2	1	31 May 2024	R5 950,00	R942,68	R459,97
17	26	Block 2	SF	D	48	2	1	31 Mar 2024	R5 900,00	R942,68	R459,97
18	27	Block 2	SF	F	53	2	2	31 May 2024	R6 099,00	R1 042,64	R522,91
19	28	Block 2	SF	F	53	2	2	31 Mar 2024	R6 270,00	R1 042,64	R522,91
20	29	Block 2	SF	F	53	2	2	29 Feb 2024	R5 885,00	R1 042,64	R522,91
21	30	Block 2	SF	D	48	2	1	31 Aug 2023	R5 830,00	R942,68	R459,97

Lot 6 : Units 22 – 30 (Consisting of 9 Units / In Block 3)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
22	31	Block 3	GF	A	56	2	2	29 Feb 2024	R6 300,00	R1 101,80	R561,64
23	32	Block 3	GF	B	48	2	1	30 Apr 2024	R6 290,00	R942,68	R459,97
24	36	Block 3	FF	A	56	2	2	31 May 2024	R6 300,00	R1 101,80	R561,64
25	37	Block 3	FF	B	48	2	1	30 Sep 2023	R6 050,00	R942,68	R459,97
26	39	Block 3	FF	B	48	2	1	30 Nov 2023	R5 500,00	R942,68	R459,97
27	40	Block 3	FF	A	55	2	2	30 Sep 2023	R5 900,00	R1 081,40	R547,12
28	41	Block 3	SF	A	56	2	2	30 Jun 2024	R6 050,00	R245,82	R561,64
29	44	Block 3	SF	B	48	2	1	30 Nov 2023	R5 900,00	R942,68	R459,97
30	45	Block 3	SF	A	55	2	2	30 Nov 2023	R5 700,00	R1 081,40	R547,12

Lot 7 : Units 31 – 45 (Consisting of 15 Units / In Block 4)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
31	46	Block 4	GF	A	56	2	2	29 Feb 2024	R6 270,00	R1 101,80	R561,64
32	47	Block 4	GF	F	52	2	2	31 Dec 2023	R6 100,00	R1 022,24	R508,38
33	51	Block 4	GF	A	55	2	2	31 May 2024	R6 150,00	R1 081,40	R547,12
34	52	Block 4	FF	A	56	2	2	31 Dec 2023	R6 195,00	R1 101,80	R561,64
35	53	Block 4	FF	F	52	2	2	31 May 2024	R6 120,00	R1 025,30	R508,38
36	54	Block 4	FF	F	53	2	2	31 Mar 2024	R5 900,00	R1 042,64	R522,91
37	55	Block 4	FF	F	53	2	2	30 Nov 2023	R6 100,00	R1 042,64	R522,91
38	56	Block 4	FF	F	53	2	2	31 Jul 2024	R6 300,00	R1 042,64	R522,91
39	57	Block 4	FF	A	55	2	2	31 Mar 2024	R5 940,00	R1 081,40	R547,12
40	58	Block 4	SF	A	56	2	2	30 Nov 2023	R5 700,00	R1 101,80	R561,64
41	59	Block 4	SF	F	52	2	2	31 Dec 2023	R6 500,00	R1 022,24	R508,38
42	60	Block 4	SF	F	53	2	2	31 Mar 2024	R5 940,00	R1 042,64	R522,91
43	61	Block 4	SF	F	53	2	2	30 Nov 2023	R5 900,00	R1 042,64	R522,91
44	62	Block 4	SF	F	53	2	2	31 May 2024	R6 180,00	R1 042,64	R522,91
45	63	Block 4	SF	A	55	2	2	31 Oct 2023	R5 900,00	R1 081,40	R547,12

Lot 8 : Units 46 – 58 (Consisting of 13 Units / In Block 5)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
46	65	Block 5	GF	F	53	2	2	31 May 2024	R6 300,00	R1 042,64	R522,91
47	70	Block 5	FF	A	55	2	2	31 Dec 2023	R5 700,00	R1 081,40	R547,12
48	71	Block 5	FF	F	53	2	2	29 Feb 2024	R6 099,00	R1 042,64	R522,91
49	72	Block 5	FF	F	53	2	2	31 Oct 2023	R6 100,00	R1 042,64	R522,91
50	73	Block 5	FF	F	53	2	2	30 Apr 2024	R6 350,00	R1 042,64	R522,91
51	74	Block 5	FF	F	53	2	2	31 Dec 2023	R5 700,00	R1 042,64	R522,91
52	75	Block 5	FF	A	56	2	2	29 Feb 2024	R5 900,00	R1 101,80	R561,64
53	76	Block 5	SF	A	55	2	2	30 Nov 2023	R5 700,00	R1 081,40	R547,12
54	77	Block 5	SF	F	53	2	2	31 May 2023	R6 120,00	R1 042,64	R522,91
55	78	Block 5	SF	F	53	2	2	31 May 2023	R7 106,00	R1 042,64	R522,91
56	79	Block 5	SF	F	53	2	2	30 Apr 2024	R6 300,00	R1 042,64	R522,91
57	80	Block 5	SF	F	53	2	2	31 Mar 2024	R5 940,00	R1 042,64	R522,91
58	81	Block 5	SF	A	56	2	2	30 Jun 2024	R6 300,00	R1 101,80	R561,64

Lot 9 : Units 59 – 66 (Consisting of 8 Units / In Block 6)

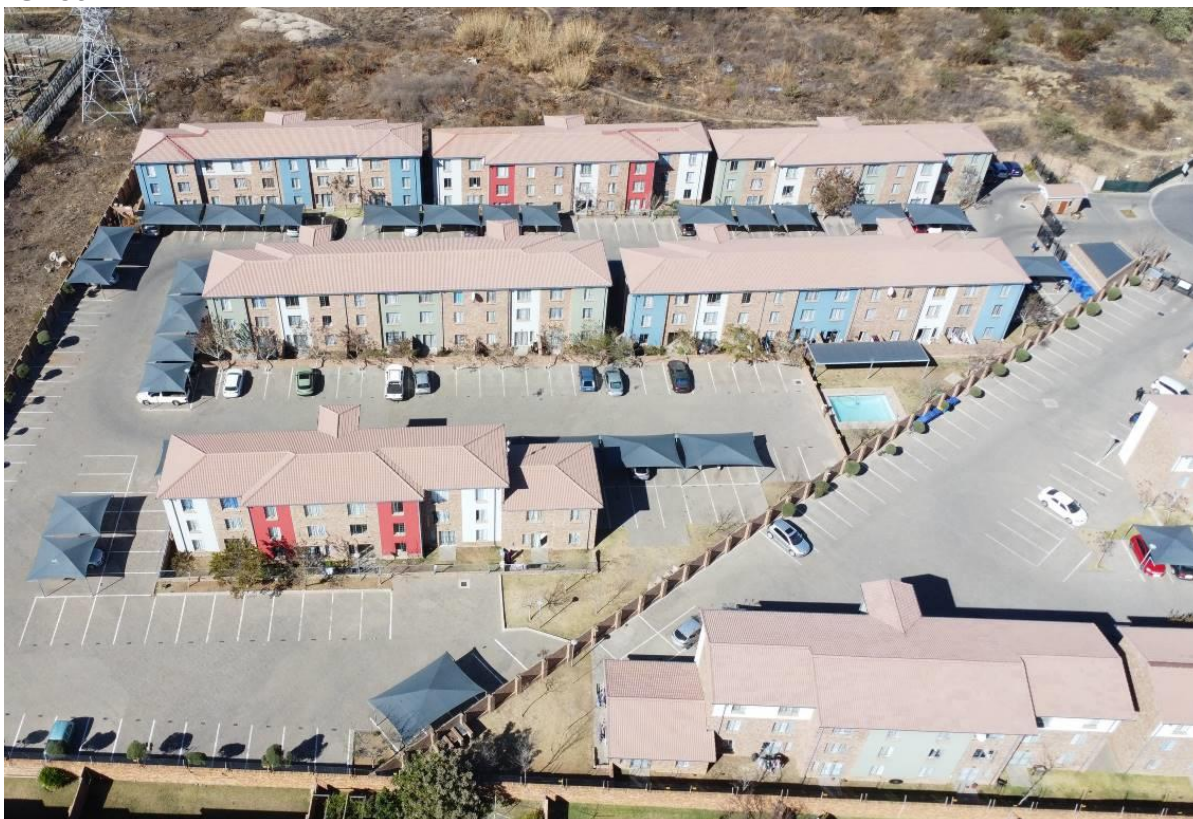
Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
59	82	Block 6	Dupl	E	113	4	2	30 Sep 2023	R12 370,00	R1 145,41	R1 258,84
60	84	Block 6	GF	B	47	2	1	31 Jul 2024	R6 710,00	R922,28	R445,44
61	88	Block 6	FF	B	47	2	1	31 Jul 2024	R5 950,00	R922,28	R459,97
62	90	Block 6	FF	D	48	2	1	31 Aug 2023	R5 610,00	R942,68	R459,97
63	91	Block 6	SF	D	48	2	1	31 Mar 2024	R6 100,00	R942,68	R459,97
64	92	Block 6	SF	B	47	2	1	31 Mar 2024	R5 990,00	R922,28	R445,44
65	93	Block 6	SF	B	48	2	1	31 Mar 2024	R5 780,00	R942,68	R459,97
66	94	Block 6	SF	D	48	2	1	31 Mar 2024	R5 700,00	R942,68	R459,97

Photos

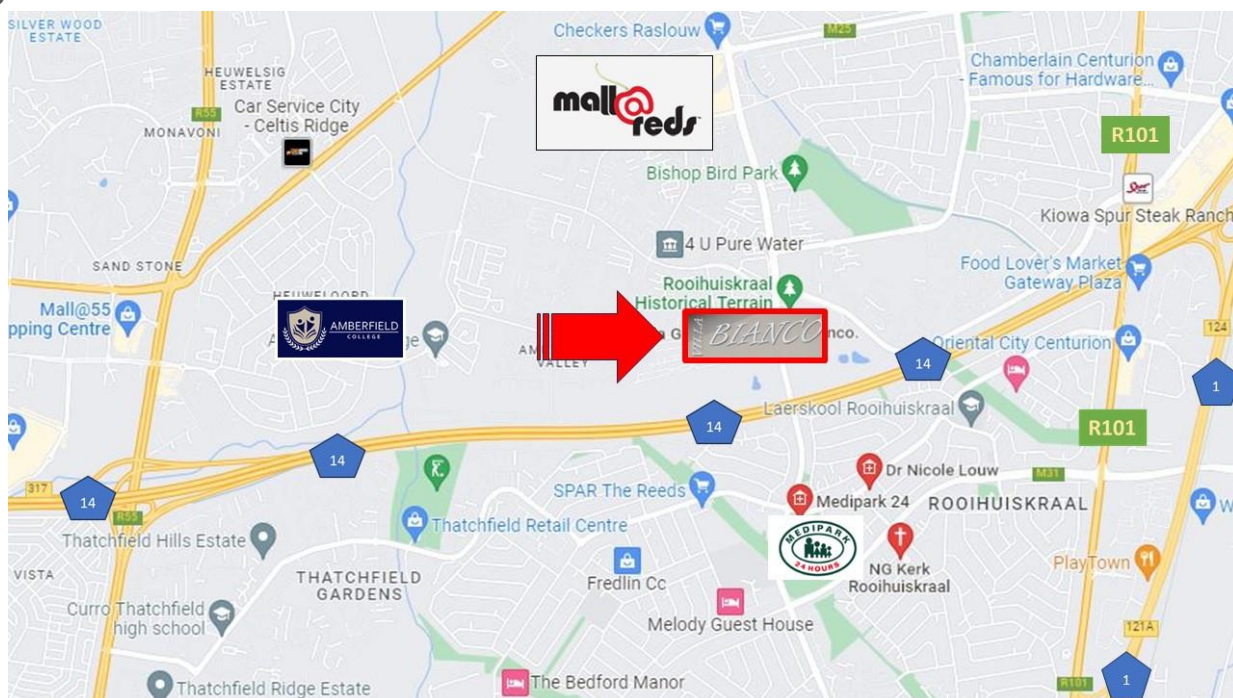




Aerial Shot



Map



GPS Co-Ordinates 25°53'08.8"S 28°08'23.9"E
-25.885768, 28.139975

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