

INFORMATION PACK

FOR

**** CORPORATE DISPOSAL ****

RENTAL PORTFOLIO

21 APARTMENTS - VILLA GRIGIO

VILLA GRIGIO, 21 NENTABOS STR, ROOIHUISKRAAL NORTH, CENTURION



CORPORATE DISPOSAL

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 GRIGIO (46/2019), ROOIHUISKRAAL NOORD EXT 42, GAUTENG, JR
21 UNITS:**

Unit No	Title Deed Number	Unit Size (m2)
2	ST46-2/2019	49
3	ST46-3/2019	49
7	ST46-7/2019	49
9	ST46-9/2019	48
12	ST46-12/2019	48
15	ST46-15/2019	49
18	ST46-18/2019	49
19	ST46-19/2019	49
21	ST46-21/2019	48
22	ST46-22/2019	49
23	ST46-23/2019	49
25	ST46-25/2019	55
26	ST46-26/2019	48
28	ST46-28/2019	49
29	ST46-29/2019	48
30	ST46-30/2019	56
31	ST46-31/2019	55
35	ST46-35/2019	48
37	ST46-37/2019	55
40	ST46-40/2019	49
41	ST46-41/2019	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, Eldoraigh High, Sutherland High, Zwartkop High, Bakenkop Primary, Hennopspark Primary, Springvale Primary, Cresta College, Montessori, and Wierda Park Primary. There are also many Nursery Schools and crèches in the suburb.

Villa Grigio

Villa Grigio has affordable, modern apartments 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 and electric fence.

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.

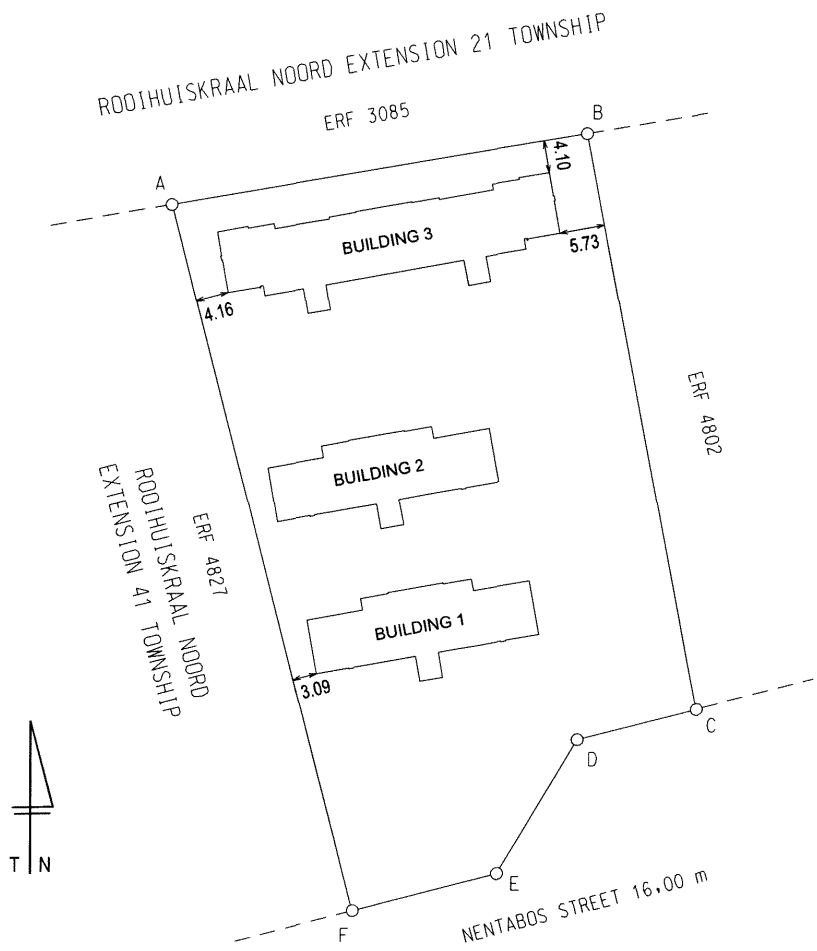
These units are an ideal AirBnB opportunity due to the central location of the properties and easy access to Pretoria, Johannesburg and Krugersdorp. There is ample shaded and visitor parking in the complex.

List of Units with Rental Income:

Unit	Unit No	Block	Floor	Plan	Unit Size (m2)	Beds	Bath	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
1	2	Block 1	GF	C	49	2	1	31 Aug 2023	R6 580,00	R1 644,86	R469,65
2	3	Block 1	GF	C	49	2	1	30 Apr 2023	R5 900,00	R1 644,86	R469,65
3	7	Block 1	FF	C	49	2	1	30 Jun 2024	R6 558,50	R1 644,86	R469,65
4	9	Block 1	SF	D	48	2	1	30 Nov 2023	R5 500,00	R1 614,26	R459,97
5	12	Block 1	SF	D	48	2	1	31 Mar 2024	R5 940,00	R1 614,26	R459,97
6	15	Block 2	GF	C	49	2	1	30 Apr 2024	R6 170,00	R1 644,86	R469,65
7	18	Block 2	FF	C	49	2	1	30 Apr 2024	R5 940,00	R1 644,86	R469,65
8	19	Block 2	FF	C	49	2	1	30 Nov 2023	R5 500,00	R1 644,86	R469,65
9	21	Block 2	SF	D	48	2	1	31 Mar 2024	R5 940,00	R1 614,26	R459,97
10	22	Block 2	SF	C	49	2	1	31 May 2023	R5 930,00	R1 644,86	R469,65
11	23	Block 2	SF	C	49	2	1	30 Nov 2023	R5 940,00	R1 644,86	R469,65
12	25	Block 3	GF	A	55	2	2	30 Jun 2024	R7 370,00	R1 824,38	R547,12
13	26	Block 3	GF	B	48	2	1	29 Feb 2024	R5 700,00	R1 614,26	R459,97
14	28	Block 3	GF	C	49	2	1	31 Dec 2023	R5 500,00	R1 644,86	R469,65
15	29	Block 3	GF	B	48	2	1	31 Oct 2023	R5 940,00	R1 614,26	R459,97
16	30	Block 3	GF	A	56	2	2	31 Oct 2023	R5 900,00	R1 854,98	R561,64
17	31	Block 3	FF	A	55	2	2	31 Mar 2024	R5 940,00	R1 824,38	R547,12
18	35	Block 3	FF	B	48	2	1	31 Mar 2024	R5 900,00	R1 614,26	R459,97
19	37	Block 3	FF	A	55	2	2	31 Jan 2024	R6 300,00	R1 824,38	R547,12
20	40	Block 3	SF	C	49	2	1	31 Mar 2024	R5 900,00	R1 644,86	R469,65
21	41	Block 3	SF	B	48	2	1	30 Nov 2023	R5 500,00	R1 614,26	R459,97

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

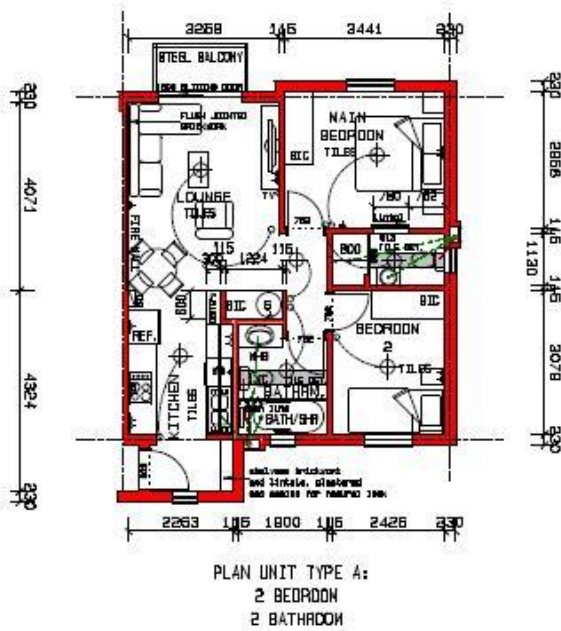
SG - SITE PLAN

SHEET 2 OF 7 SHEETS	S.G. No. D773/2018	
	Approved  for Surveyor General	2018-10-04 Date
		
Notes : 1. The figure ABCDEFA represents Erf 4801 Rooihuiskraal Noord Extension 42, Township, 2. All measurements are given in metres.		
LAND SURVEYOR P.H. KOHRS P.O. Box 25636 MONUMENT PARK 0105 TEL. (012) 3472961	 SIGNED 27 - 09 - 2018 DATE	VILLA GRIGIO DRAWING TITLE : BLOCK PLAN Scale 1 : 750

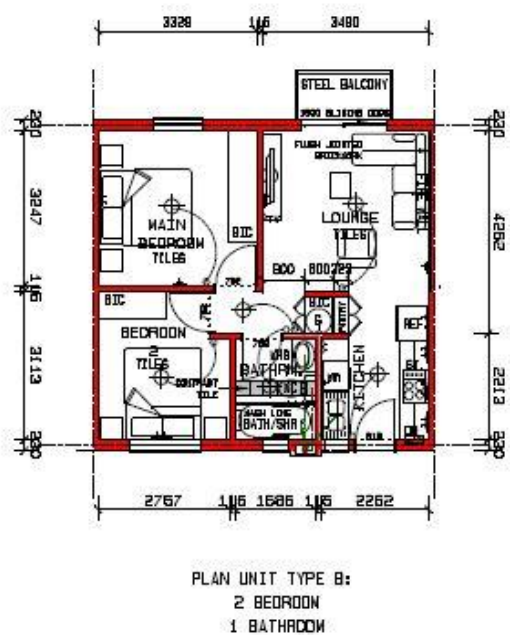
Plans

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

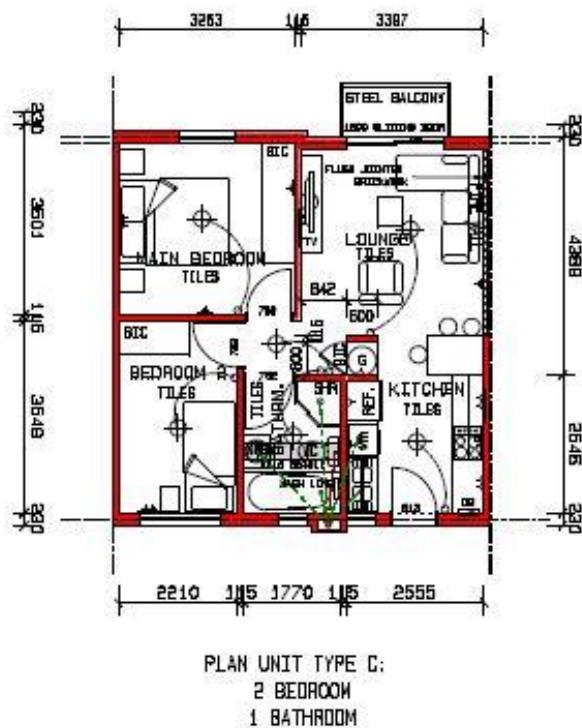
Plan A



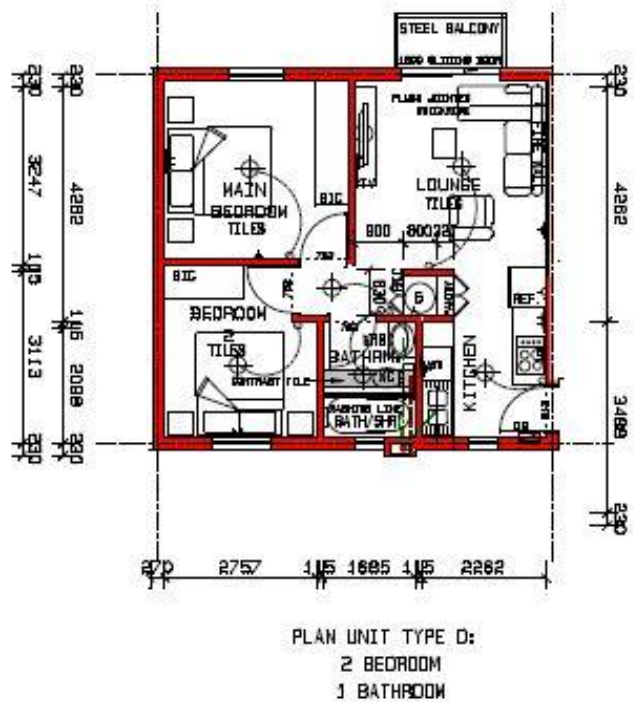
Plan B



Plan C



Plan D



Opportunity

We are offering a residential investment portfolio of 21 residential units in this complex. This is a corporate disposal which will be offered collectively or in the following groupings:

Lot 1 : Units 1 –21 (Consisting of all 21 Units / Spread across all the Blocks)

Lot 2 : Units 1 – 5 (Consisting of 5 Units / In Block 1)

Unit	Unit No	Block	Floor	Plan	Unit Size (m2)	Beds	Bath	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
1	2	Block 1	GF	C	49	2	1	31 Aug 2023	R6 580,00	R1 644,86	R469,65
2	3	Block 1	GF	C	49	2	1	30 Apr 2023	R5 900,00	R1 644,86	R469,65
3	7	Block 1	FF	C	49	2	1	30 Jun 2024	R6 558,50	R1 644,86	R469,65
4	9	Block 1	SF	D	48	2	1	30 Nov 2023	R5 500,00	R1 614,26	R459,97
5	12	Block 1	SF	D	48	2	1	31 Mar 2024	R5 940,00	R1 614,26	R459,97

Lot 3 : Units 6 – 11 (Consisting of 6 Units / In Block 2)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
6	15	Block 2	GF	C	49	2	1	30 Apr 2024	R6 170,00	R1 644,86	R469,65
7	18	Block 2	FF	C	49	2	1	30 Apr 2024	R5 940,00	R1 644,86	R469,65
8	19	Block 2	FF	C	49	2	1	30 Nov 2023	R5 500,00	R1 644,86	R469,65
9	21	Block 2	SF	D	48	2	1	31 Mar 2024	R5 940,00	R1 614,26	R459,97
10	22	Block 2	SF	C	49	2	1	31 May 2023	R5 930,00	R1 644,86	R469,65
11	23	Block 2	SF	C	49	2	1	30 Nov 2023	R5 940,00	R1 644,86	R469,65

Lot 4 : Units 12 – 21 (Consisting of 10 Units / In Block 3)

Unit	Unit No.	Block	Floor	Plan	Unit Size (m2)	Beds	Baths	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
12	25	Block 3	GF	A	55	2	2	30 Jun 2024	R7 370,00	R1 824,38	R547,12
13	26	Block 3	GF	B	48	2	1	29 Feb 2024	R5 700,00	R1 614,26	R459,97
14	28	Block 3	GF	C	49	2	1	31 Dec 2023	R5 500,00	R1 644,86	R469,65
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19	37	Block 3	FF	A	55	2	2	31 Jan 2024	R6 300,00	R1 824,38	R547,12
20	40	Block 3	SF	C	49	2	1	31 Mar 2024	R5 900,00	R1 644,86	R469,65
21	41	Block 3	SF	B	48	2	1	30 Nov 2023	R5 500,00	R1 614,26	R459,97

Photos



Photos

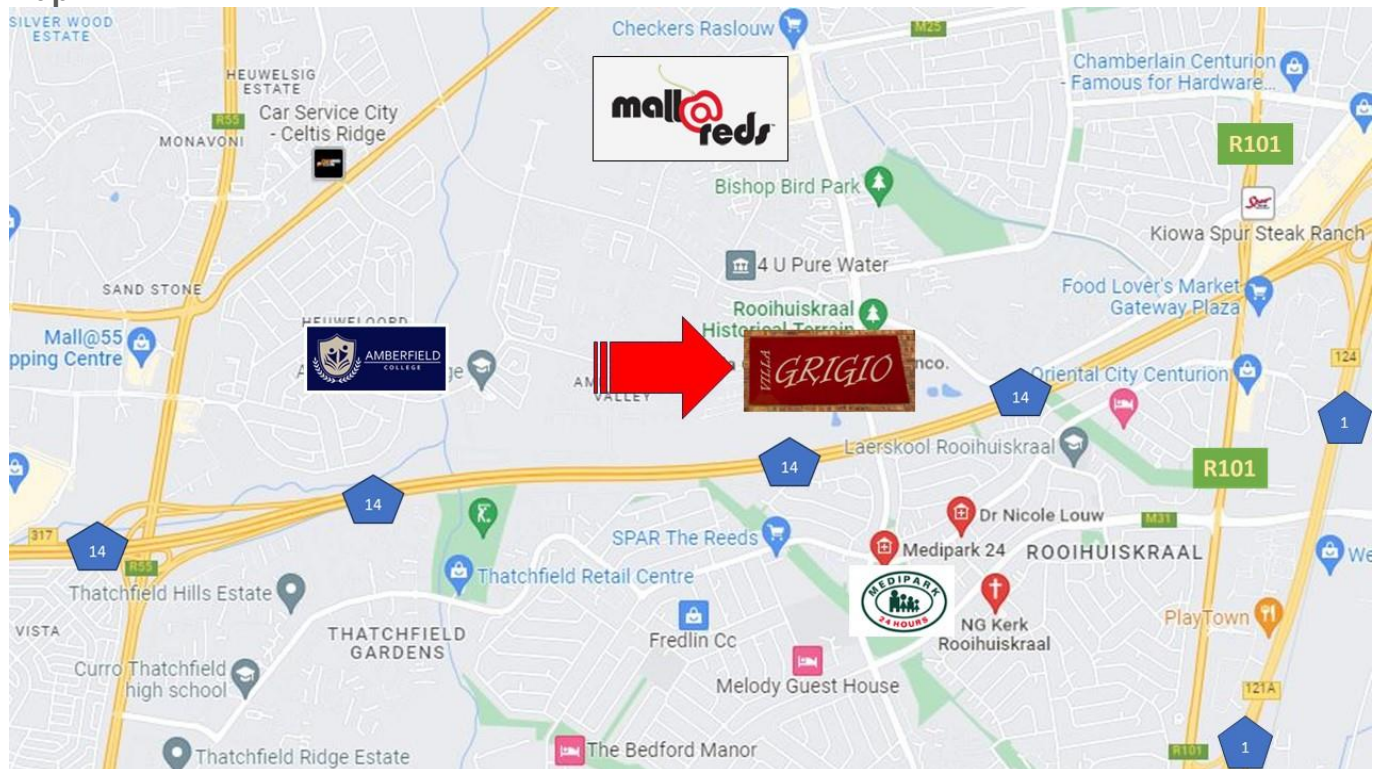




Aerial Shot



Map



GPS Co-Ordinates 25°53'09.1"S 28°08'19.8"E
-25.885857, 28.138828

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:

Pieter Nel

084 8800 165

pieter@bideasy.co.za

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