

INFORMATION PACK

FOR

4 MODERN APARTMENTS 2 BED 2 BATH **MENLO PARK**

MENLO 12, 88 TWELFTH STREET, MENLO PARK, PRETORIA



ON SITE AUCTION – Wednesday, 3 April 2024 @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

SS MENLO 12 (26/2021), MENLO PARK, GAUTENG - JR

4 UNITS:

Unit No	Sectional Title Number	Unit Size (m ²)
6	ST26-6/2021	63,00
10	ST26-10/2021	63,00
11	ST26-11/2021	63,00
12	ST26-12/2021	63,00

Local Authority:

Registration Division:

Province:

VAT Status:

Zoning:

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

JR

GAUTENG

The seller IS registered for VAT

RESIDENTIAL



Menlo 12

Menlo 12 complex is ideally situated in the heart of Menlo Park and provides easy access to the N1 Highway, the University of Pretoria, reputable schools, shopping malls, and some of Pretoria's finest eateries at Greenlyn Village Centre or The Village.

These contemporary apartments offer a secure and modern living experience in a well-maintained complex. The clever utilization of space is evident throughout these units.

Upon entry, a shared foyer leads to a well-designed and fully equipped kitchen featuring beautiful granite countertops, ample storage, a gas-burning hob, and an electric oven. The stylish living area opens onto a balcony (or patio) equipped with a built-in braai.

Both bedrooms are a comfortable size with the main bedroom boasting an ensuite bathroom with a bath. The second bathroom is equipped with a shower.

The ground-floor apartments have a patio and a private garden, and the first-floor apartments have a balcony.

These apartments are perfect for young professionals or students seeking a lock-up-and-go lifestyle while being close to amenities.

Menlo 12 complex consists of 16 apartments. The apartments have a similar layout with 2 bedrooms and 2 bathrooms. The complex offers excellent security and access control.

List of Units with Rental Income:

Unit / Door No.	Parking Bay No.	Unit Size (m ²)	Beds	Bath	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
6	23 & 2	63	2	2	Month to Month	R12,020.00	R2,155.88	R1,016.76
10	14	63	2	2	30 Nov 2024	R11,000.00	R2,111.43	R1,016.76
11	20	63	2	2	No tenants	-	R2,111.43	R1,016.76
12	15	63	2	2	No tenants	-	R2,134.93	R1,016.76

The current rental income and the lease end date are indicated in the list of units. There is an 8% rental escalation per annum.

Opportunity

We are offering a residential investment portfolio of 4 residential apartments in the Menlo 12 complex. The apartments will be offered individually or collectively.

The apartments are 63 sqm in size with a balcony/patio with a built-in braai. Each apartment has an allocated parking space/s.



Area Summary

Menlo Park is an upmarket suburb in Pretoria and borders Waterkloof, Brooklyn, and Lynnwood. Menlo Park has a mixed ratio of family and student accommodation due to its proximity to various educational institutions such as the well-known University of Pretoria's main campus and various reputable schools.

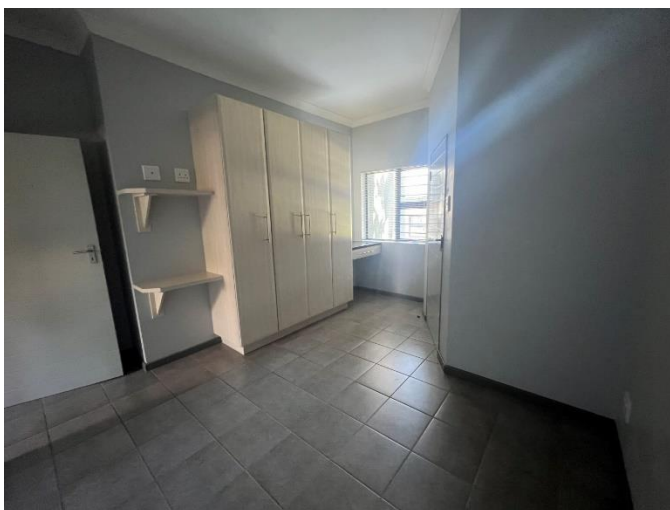
In tranquil Menlo Park, there are several foreign embassies in grand residences, some of the finest eateries, low-key bars, and the iconic Old East Precinct.

Menlo Park also offers easy access to the N1, for commuters traveling by car to either Pretoria, Midrand, Kempton Park, or Johannesburg.

Shopping Centers in the immediate vicinity include the large Menlyn Park Shopping Mall and Brooklyn Mall. The area also has several smaller shopping centers with the usual cafes and convenience stores.


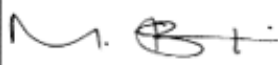
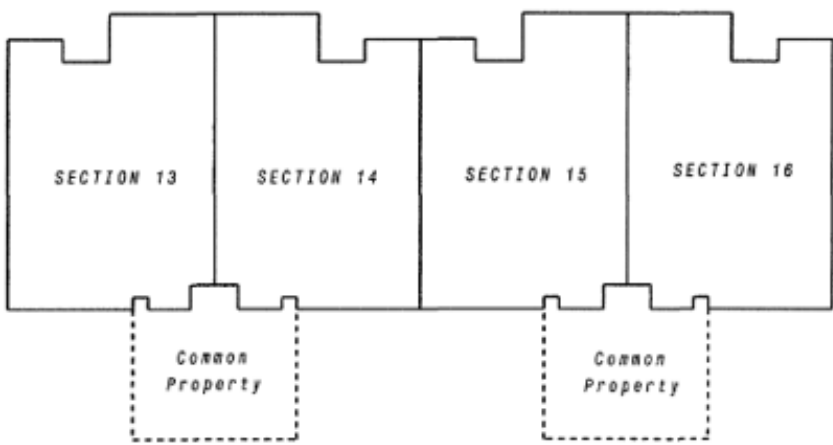
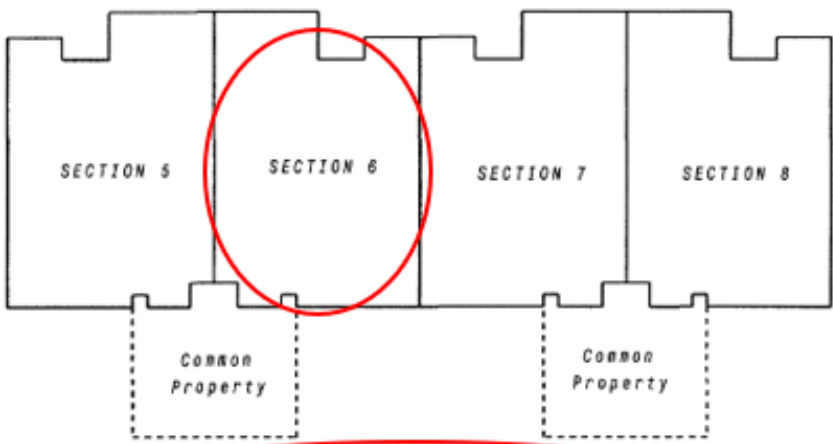
Menlo Park is also central to several schools including Hoërskool Menlopark, Laerskool Menlopark, and many Nursery Schools and crèches in the suburb.



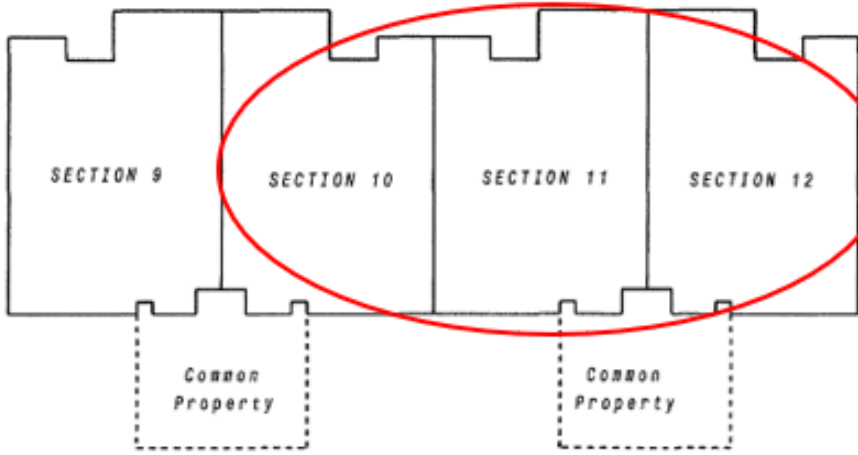
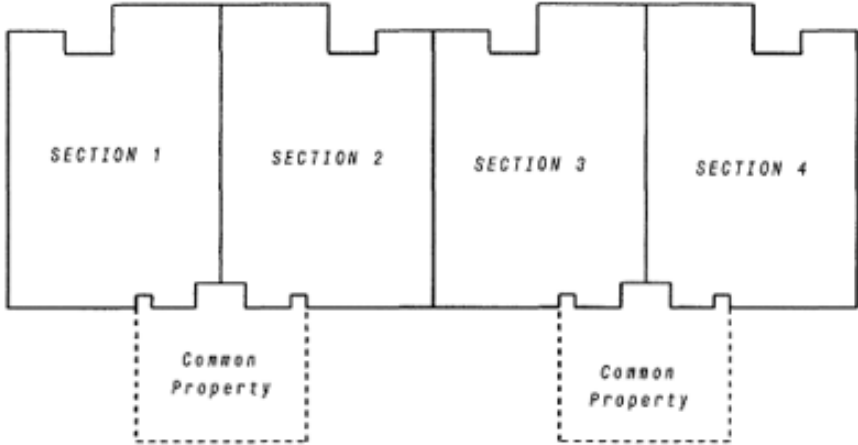

Photos

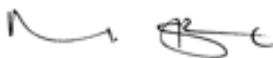



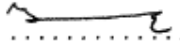


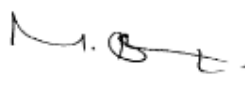
SG Diagrams

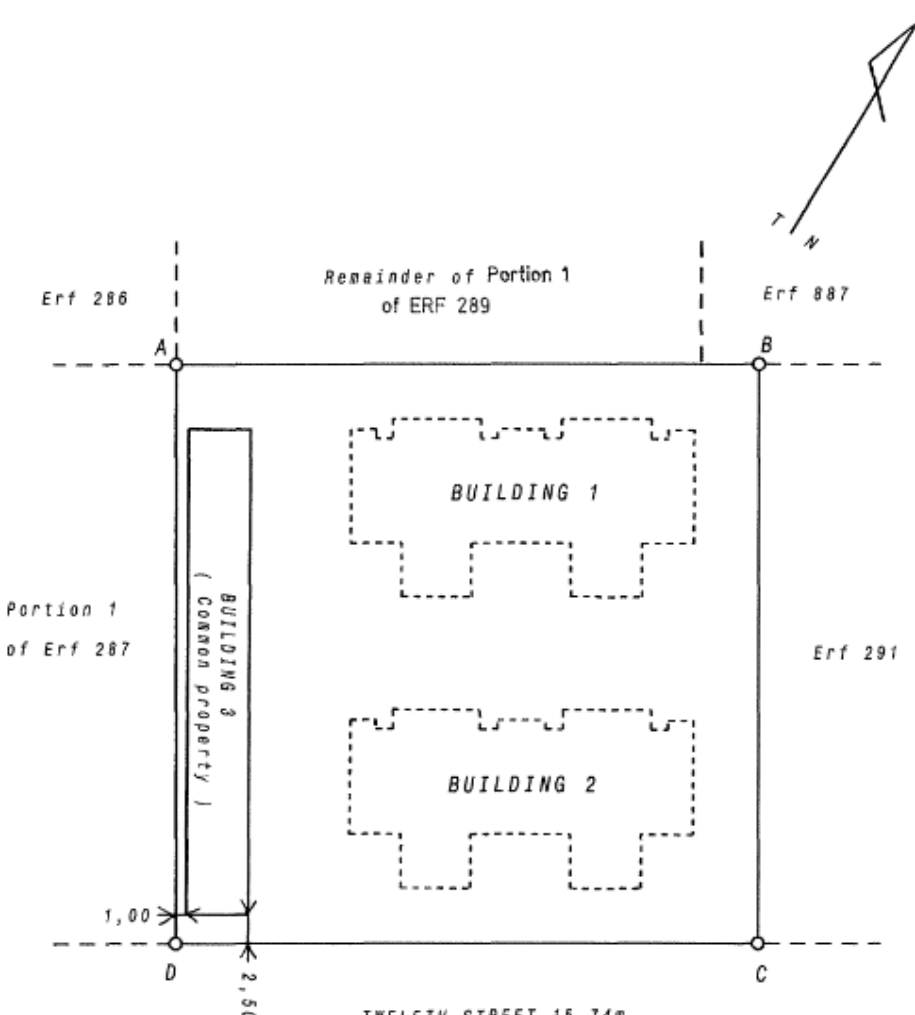
SHEET 5 OF 6 SHEETS	S.G. No. D 461/2019
	<p>Approved</p> <p style="text-align: center;">  2019-06-27 </p> <p style="text-align: center;">for Surveyor - General Date</p>
 <p style="text-align: center;">Building 2 : FIRST FLOOR PLAN</p>	
 <p style="text-align: center;">Building 2 : GROUND FLOOR PLAN</p>	
<p>NOTES :</p> <p>1. For participation quotas see Sheet 6.</p>	
<p>Professional Land Surveyor J.F. Marczak</p> <p>P.O. Box 5346</p> <p>PRETORIA</p> <p>0001</p>	<p>MENLO 12</p> <p>DRAWING TITLE :</p> <p style="text-align: center;">Building 2 : GROUND - and FIRST FLOOR PLANS.</p> <p>Scale 1/200</p>

SHEET 4 OF 6 SHEETS	S.G. No. D 461/2019
	<p>Approved</p> <p style="text-align: center;"></p> <p>for Surveyor - General</p> <p style="text-align: right;">2019-06-27 Date</p>
	
<p>Building 1 : FIRST FLOOR PLAN</p>	
	
<p>Building 1 : GROUND FLOOR PLAN</p>	
<p>NOTES :</p> <p>1. For participation quotes see Sheet 6.</p>	
<p>Professional Land Surveyor J.F. Marczak</p> <p>P.O. Box 5346</p> <p>PRETORIA</p> <p>0001</p>	<p>MENLO 12</p> <p>DRAWING TITLE :</p> <p>Building 1 : GROUND - and</p> <p style="text-align: right;">FIRST FLOOR PLANS.</p> <p>Scale 1/200</p>
<p>Signed</p> <p style="text-align: right;"></p> <p>2019-06-14 Date</p>	

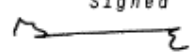
SHEET 6 OF 6 SHEETS		S.G. No. D 461/2019
		Approved  2019-06-27 for Surveyor - General Date
Section No.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE
1	63	6,2500
2	63	6,2500
3	63	6,2500
4	63	6,2500
5	63	6,2500
6	63	6,2500
7	63	6,2500
8	63	6,2500
9	63	6,2500
10	63	6,2500
11	63	6,2500
12	63	6,2500
13	63	6,2500
14	63	6,2500
15	63	6,2500
16	63	6,2500
Total	1008	100,0000
NOTES :		
Professional Land Surveyor J.F. Marczak P.O. Box 5346 PRETORIA 0001		MENLO 12 DRAWING TITLE : Participation quota schedule

SECTIONAL PLAN No. SS	SHEET 7	S.G. No. D 673/2019
Registered at PRETORIA	OF	Approved
Registrar of Deeds	11 SHEETS	
Date:		for Surveyor - General Date: 2019-09-10
AMENDING SECTIONAL PLAN OF EXTENSION OF EXCLUSIVE USE AREAS IN TERMS OF SECTION 27 (and affects sectional plan S.G. No. D 461/2019, SS		
<p>NAME OF SCHEME : MENLO 12</p> <p>DESCRIPTION OF LAND ACCORDING TO GENERAL PLAN : Erf 288 MENLO PARK Township, Province of Gauteng, measuring 2231 square metres.</p> <p>GENERAL PLAN No. : S.G. No. A 1542/1932</p> <p>NAME OF LOCAL AUTHORITY : CITY OF TSHWANE METROPOLITAN MUNICIPALITY</p> <p>DESCRIPTION OF BUILDINGS : Three buildings, namely (a) Buildings 1 and 2, as on Sheet 1 - S.G. No. D 461/2019, SS (b) Building 3, comprising common property.</p> <p>ENCROACHMENTS ON THE LAND : No</p> <p>EXCLUSIVE USE AREAS : See Sheets 9 to 11</p> <p>CERTIFICATE :</p> <p>I, Jacek Franciszek Marczak, hereby certify that I have prepared sheets 7 to 11 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act, 1986, and the regulations promulgated thereunder.</p> <p>Date 2019-08-26 Signed  Professional Land Surveyor Registration Number PLS 0813 - D P.O. Box 5346 PRETORIA 0001</p>		
Survey Records No. 1540/2019	Compilation : JRSW - 327	Gen. Plan S.G. No. A 1542/1932 TM 2041


SHEET 8 OF 11 SHEETS	S.G. No. D 673/2019
AMENDING SECTIONAL PLAN OF EXTENSION OF EXCLUSIVE USE AREAS (and affects sectional plan S.G. No. D 461/2019, SS	Approved  for Surveyor - General Date 2019-09-10

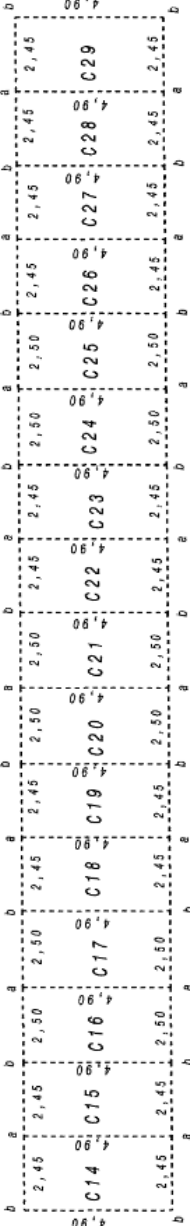


NOTES :
 1. The figure ABCDA represents Erf 288 MENLO PARK Township.
 2. All measurements are given in metres.
 3. For Exclusive Use Areas See Sheets 9 to 11.

Professional Land Surveyor J.F.Marczak P.O. Box 5346 PRETORIA 0001	MENLO 12 DRAWING TITLE : Block plan Scale 1/500 <div style="text-align: center;">  2019-08-26 Date </div>
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<p>SHEET 9 OF 11 SHEETS</p> <p style="text-align: right;">S.G. No. D 673/2019</p>	<p>AMENDING SECTIONAL PLAN OF EXTENSION OF EXCLUSIVE USE AREAS (and effects sectional plan S.G. No D 461/2019 SS</p> <p style="text-align: right;">Approved <i>M. B. t.</i> for Surveyor - General Date 2019-09-10</p>
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BUILDING 3 : GROUND FLOOR PLAN

EXCLUSIVE USE AREA	
NUMBER	SQUARE METRES
C14	12
C15	12
C16	12
C17	12
C18	12
C19	12
C20	12
C21	12
C22	12
C23	12
C24	12
C25	12
C26	12
C27	12
C28	12
C29	12

LEGEND :

C = Carport

NOTES :

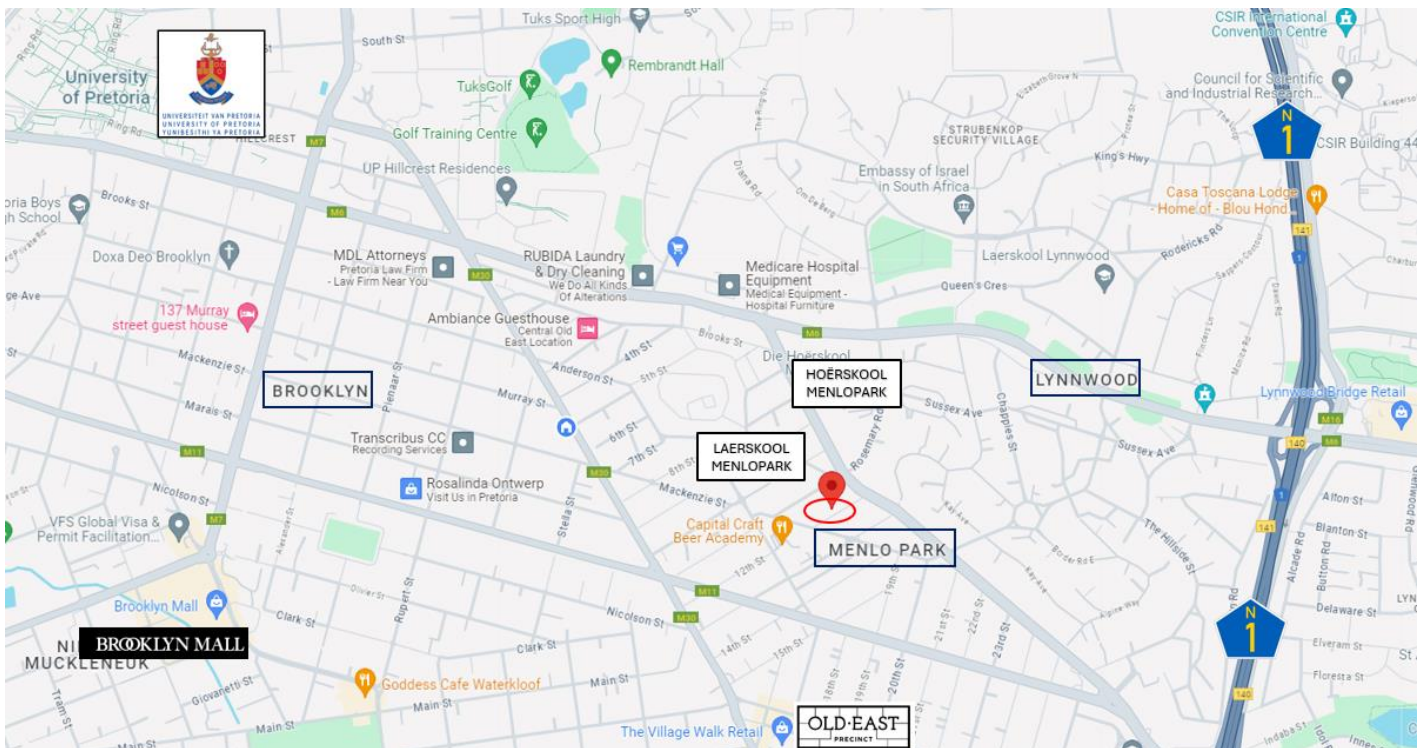
1. -----denotes not physically defined
2. All angles are 90 degrees
3. All distances are given in metres
4. Description of Beacons :
 - a ... Hole in brick paving
 - b ... middle of square iron post (0,10metre x 0,10metre)

<p>Professional Land Surveyor J.F. MECZAK P.O. Box 5346 PRETORIA 0001</p>	<p style="text-align: center;">MENLO 12</p> <p style="text-align: center;">DRAWING TITLE : BUILDING 3 : LAYOUT OF EXCLUSIVE USE AREAS ON GROUND FLOOR Date 2019-08-26 Scale 1:150</p>
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Map



GPS Co-Ordinates 25°46'06.4"S 28°15'28.7"E
-25.768454, 28.257968



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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