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## 5. PHYSICAL ATTRIBUTES

- a. Description of Improvements
- \* The improvements on the said property, consists of a neat thatched residential family home +- 600m2
  - \* One flatlet of 80m2
  - \* One flatlet of 55m2
  - \* Six other units being used by tenants for residential purposes.
- 8 Stables
- b. Structure and finishes
- Can be seen from the photos. Main house plastered on outside and painted as well as the others.
- c. Condition of property
- General condition and state of repair and improvements, are reasonable due to constant maintenance. Main house and flatlets appears to be structurally sound.
- d. Improvements
- \* 180 000 Litre Rock Art swimming pool, well kept garden.
  - \* Stables for 8 horses.
  - \* Residential income generating units.

## 6. VALUE FORMING ATTRIBUTES

Some value forming factors have been considered, which may have a direct / indirect potential investment value, whether positive or negative to the property.

- Situation:
- North East of Rosslyn industrial centre and an established agricultural area.
- a. Market conditions
- Market conditions in all sectors of the property market for similar property situated in the direct vicinity, are reasonably good.
- b. Risk and sale ability
- Risk area – Medium
- c. Sources of information
- \* Pretoria deeds office
  - \* Local sales
  - \* General and own sources
  - \* South African property transfer guide

## 7. MOTIVATION – OPEN MARKET

The following value forming factors have been taken into consideration, in order to establish a reasonable and realistic open market value for this specific property.

The condition and location of the specific property has been taken into consideration, which influences the potential open market value and sales ability of the property in general.

Conditions and external value forming factors that may have an influence on the potential value of the specific property surrounding area have been considered.

### CALCULATIONS

Land: 8.5 hectares @ R 50 000 / ha	R 425 000
House 600m <sup>2</sup> @ R 3000 / m <sup>2</sup>	R 1 200 000
Flats 140 @ R 2500m <sup>2</sup>	R 350 000
180 Litres Swimming Pool @	R 150 000
Other Residential units @	R 250 000
Borehole equipped	R 75 000
Stables x 8 @ R 15 000 ea	<u>R 120 000</u> <u>R 2 462 000</u>
Monthly rental income @ 12 months projected	<u>R 180 000</u>
<b>TOTAL VALUE</b>	<b>R 2 642 000</b>

## Dwelling garden and lapa's



## Garden and Lapa's



## Swimming Pool



## Garage & Carports

