

# Distressed Property Report

## Erf 1111 Portion I, ROOIHUISKRAAL, City of Tshwane

**Client:** Lightstone Risk Management  
**User:** xxxx  
**Tracking #:** 20180307080144  
**Report Date:** 2018/03/07  
**Report #:** 29512679

### Property Details

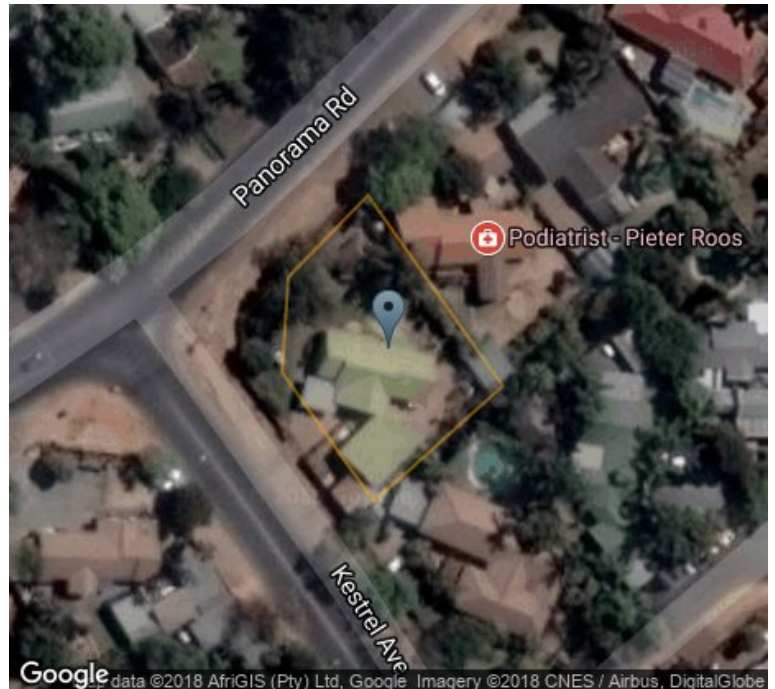
**Property Type:** ERF  
**Province:** Gauteng  
**Township:** ROOIHUISKRAAL EXT 6  
**Portion #:** xx  
**Suburb:** ROOIHUISKRAAL  
**Street #:** xx  
**Last Sales Date:** Not Available  
**Land Size (Registered):** 910 m<sup>2</sup>  
**Land Size (Cadastral):** 112 m<sup>2</sup>

**Legal Description:** Erf xxxx ROOIHUISKRAAL EXT x CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG  
**Municipality:** City of Tshwane  
**Erf #:** xxxx  
**Street:** .....xxxx AVENUE  
**Last Sales Price:** Not recorded in Deeds Registry  
**Coordinates (Lat/ Long):** [Google Maps: -34.89315600, 22.14667600](#)

### Owner Details

Owner Name	ID / Reg #	Title Deed #	Share	Marital Status
xxxxxx	xxxxxxxxxxxxx	TGxxxx/xxxxKZ	Not Available	Not Available

### Imagery



# Bond Details

Institution	Bond Amount	Bond #	Bond Reg. Date
xxxxx	R xxx xxx	Bxxxx/1994	19940419
	R xxx xxx	Bxxxx/1997	20030401
xxxxx	R xxx xxx	Bxxxx/2006	20060222

# Comparable Analysis



	Street Address	Township	Erf   Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance
1	xxx PANORAMA ROAD ROOIHUISKRAAL	ROOIHUISKRAAL EXT 6	xxxx   0	20170710	20170818	R x xxx xxx	958 m <sup>2</sup>	R x xxx	25
2	xxx PRINIA STREET ROOIHUISKRAAL	ROOIHUISKRAAL EXT 18	xxxx   0	20180212		R x xxx xxx	1007 m <sup>2</sup>	R x xxx	397
3	xxx PUFFBACK STREET ROOIHUISKRAAL	ROOIHUISKRAAL EXT 6	xxxx   0	20171107		R x xxx xxx	1030 m <sup>2</sup>	R x xxx	293
4	xxx TOBIE ROAD ROOIHUISKRAAL	ROOIHUISKRAAL EXT 18	xxxx   0	20170307	20170601	R x xxx xxx	1000 m <sup>2</sup>	R x xxx	157
5	xxx PUFFBACK STREET ROOIHUISKRAAL	ROOIHUISKRAAL EXT 6	xxxx   0	20161009	20161214	R x xxx xxx	1025 m <sup>2</sup>	R x xxx	58
6	xxx PUFFBACK STREET ROOIHUISKRAAL	ROOIHUISKRAAL EXT 6	xxxx   0	20171023	20171207	R x xxx xxx	983 m <sup>2</sup>	R x xxx	434
7	xxx SHRIKE AVENUE ROOIHUISKRAAL	ROOIHUISKRAAL EXT 6	xxxx   0	20171221		R x xxx xxx	1129 m <sup>2</sup>	R x xxx	382
8	xxx KORHAAN ROAD ROOIHUISKRAAL	ROOIHUISKRAAL EXT 18	xxxx   0	20170814	20170929	R x xxx xxx	1192 m <sup>2</sup>	R xxx	201
9	xxx KOGGELAAR ROAD ROOIHUISKRAAL	ROOIHUISKRAAL EXT 6	xxxx   0	20170707	20171108	R x xxx xxx	1118 m <sup>2</sup>	R x xxx	344
10	xxx KNOET ROAD Rooihuiskraal	ROOIHUISKRAAL EXT 18	xxxx   0	20170901	20171127	R x xxx xxx	1170 m <sup>2</sup>	R x xxx	367

Offer to purchase

## Comparable Valuation

Comparable Average Sales Price: R 1 234 500

Expected Price Based on Sales Channel

Estimated Market Value via Normal Sale: R x xxx xx  
 Estimated Distressed Sale Value at Auction: R xxx xxx  
 Estimated Assisted Sale Value: R x xxx xxx

Municipal Valuation: R xxx xxx  
 Myar of Valuation: 2017  
 Fluting Period: 02017/2018  
 Estimated Monthly Rates: R xxx



Recent Distressed Sales in Last 24 Months

#	Street	Street Type	Suburb	Erf   Portion	Sectional Title	Reg. Date	Sales Price	Sales Date	Size (m2)	R/m2	Distance
22	HERON	STREET	The Reeds	3478   0		20171214	R x xxx xxx	20170714	693 m <sup>2</sup>	R xxx	1618
423	FIREWOOD	STREET	Thatchfield	4700   0	1 SS THE REEDS 4700	20170630	R x xxx xxx	20170424	180 m <sup>2</sup>	R xxx	2900
45	KONSTANTYN	STREET	The Reeds	1976   0		20170614	R x xxx xxx	20170110	1000 m <sup>2</sup>	R xxx	1668
323	PANORAMA	ROAD	The Reeds	1403   0	33 SS BALDOMERO	20170329	R xxx xxx	20161130	43 m <sup>2</sup>	R xxx	2254
23	STEAD	AVENUE	The Reeds	182   0		20170310	R x xxx xxx	20170123	1000 m <sup>2</sup>	R xxx	1591
			Amberfield	4796   0	137 SS SCARLET PARK	20170228	R xxx xxx	20161107	41 m <sup>2</sup>	R xxx	1449
21	KRAALNABOOM	AVENUE	Amberfield	3651   0	25 SS SPARROW VIEW	20170126	R xxx xxx	20160905	142 m <sup>2</sup>	R xxx	1393
22	NEIL	STREET	The Reeds	1805   0		20161222	R x xxx xxx	20161107	1144 m <sup>2</sup>	R xxx	1601
49	ALPHEN	CRESCENT	The Reeds	3722   0		20161215	R xxx xxx	20160804	612 m <sup>2</sup>	R xxx	2123
10	BEDFORD	STREET	The Reeds	1554   0		20161129	R x xxx xxx	20160706	1419 m <sup>2</sup>	R xxx	2332
3	MARKOTTER	STREET	The Reeds	1142   0		20161026	R xxx xxx	20160912	1000 m <sup>2</sup>	R xxx	2209
8	HARRIER	STREET	Rooihuiskraal	1329   0		20160830	R x xxx xxx	20160524	1000 m <sup>2</sup>	R xxx	747
9	ALICE	STREET	The Reeds	213   0		20160729	R x xxx xxx	20160411	1105 m <sup>2</sup>	R xxx	1123
17	BEDFORD	STREET	The Reeds	1723   0		20160615	R xxx xxx	20160314	1010 m <sup>2</sup>	R xxx	2490
15	PITTA	STREET	Rooihuiskraal	1941   0		20160516	R x xxx xxx	20160116	1856 m <sup>2</sup>	R xxx	737
34	DEKRIET	STREET	The Reeds	5272   3	20 SS AVIGNON	20160509	R xxx xxx	20151116	72 m <sup>2</sup>	R xxx	2422
			The Reeds	5272   8	27 SS PROVENCE	20160418	R xxx xxx	20160113	100 m <sup>2</sup>	R xxx	2618
38C	WILMA	STREET	The Reeds	2111   1		20160411	R xxx xxx	20151026	274 m <sup>2</sup>	R xxx	2155
20	JAN	STREET	The Reeds	1655   0		20160406	R xxx xxx	20160215	1098 m <sup>2</sup>	R xxx	1772
475	BRANDYBUSH	STREET	Thatchfield	4894   0	1 SS THERON DEVELOPMENT ONE	20160330	R x xxx xxx	20151231	166 m <sup>2</sup>	R xxx	2989



**A - The Reeds**

<b>Median Property Value - Free Hold:</b>	R 1 300 000
<b>Median Rates - Free Hold:</b>	R 755
<b>Median Property Value - Sectional Title:</b>	R 900 000
<b>Median Rates - Sectional Title:</b>	R 623
<b>Distance From Current Home:</b>	1.58 km

**Amenities:**

Kiddies Corner Pre Primary School	2.06 km
Laerskool Uitsig	0.74 km
Hoërskool Uitsig	0.69 km
Blu Valley Mall	0.49 km
Panorama View Centre	1.15 km
Rooihuiskraal Centre	1.99 km

**C - Amberfield**

<b>Median Property Value - Free Hold:</b>	R 2 050 000
<b>Median Rates - Free Hold:</b>	R 1 480
<b>Median Property Value - Sectional Title:</b>	R 920 000
<b>Median Rates - Sectional Title:</b>	R 618
<b>Distance From Current Home:</b>	2.15 km

**Amenities:**

Centurion Christian School	1.25 km
Sprokieland Pre Primary School	1.42 km
Nicolini Nursery School	1.54 km
The Mall At Red Centre	1.24 km
Raslouw Lifestyle Centre	1.25 km
Panorama View Centre	1.82 km

**B - Rooihuiskraal North**

<b>Median Property Value - Free Hold:</b>	R 1 650 000
<b>Median Rates - Free Hold:</b>	R 944
<b>Median Property Value - Sectional Title:</b>	R 920 000
<b>Median Rates - Sectional Title:</b>	R 638
<b>Distance From Current Home:</b>	1.61 km

**Amenities:**

CVO Skool - Verwoerdburg	0.68 km
Wonderland Pre Primary School	0.28 km
Sprokieland Pre Primary School	0.85 km
Wierda Centre	1.03 km
Centurion Lifestyle Centre West - Delivery Entrance	1.29 km
Gateway Plaza	1.39 km

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