

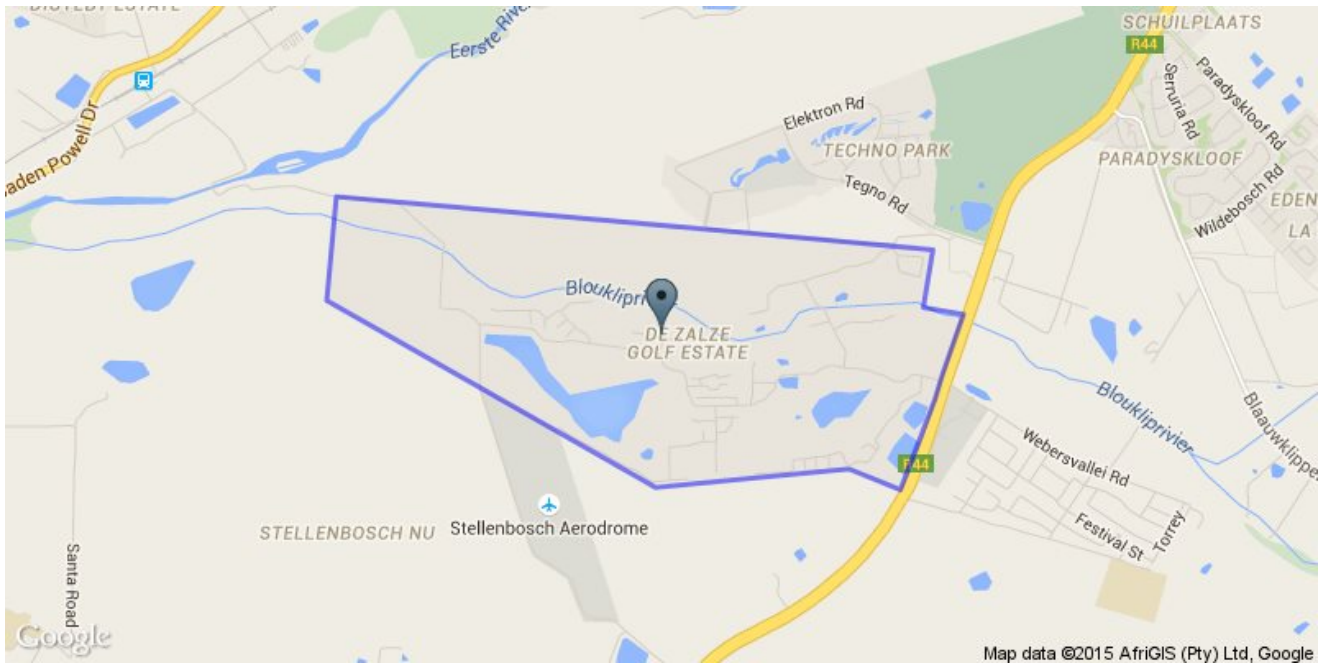
# Estate Report



**Client:** Lightstone Risk Management  
**User:** xxxxx  
**Report Date:** 2015/07/01  
**Report #:** 20150701024812

## Estate Details

|                                |   |                                    |                          |
|--------------------------------|---|------------------------------------|--------------------------|
| <b>Estate Name:</b>            | DE ZALZE ESTATE   | <b>Area per Unit:</b>              | 5 740 m <sup>2</sup>     |
| <b>Suburb:</b>                 | DE ZALZE GOLF ESTATE  | <b>Total Size:</b>                 | 2 944 684 m <sup>2</sup> |
| <b>Township:</b>               | DE ZALZE  | <b>No of SS units on Estate:</b>   | 41                       |
| <b>Municipality:</b>           | STELLENBOSCH  | <b>No of Erven on Estate:</b>      | 470                      |
| <b>Coordinates (Lat/Long):</b> | <b>Google Maps:</b> -33.9729, 18.8270   <a href="#">Street View</a> | <b>No of Properties on Estate:</b> | 513                      |





## Freehold Units on the Estate

| Title Deed #: | Erf   Portion: | Reg Date:  | Purchase Date: | Purchase Price: | Erf Size (m <sup>2</sup> ): | Other Properties On Same Title Deed: |
|---------------|----------------|------------|----------------|-----------------|-----------------------------|--------------------------------------|
| T84523/2015   | 188   0        | 2015/05/25 | 2015/03/20     | R 16 500 000    | 1000                        |                                      |
| T12589/2015   | 411   0        | 2015/05/21 | 2015/03/04     | R 4 000 000     | 500                         |                                      |
| T32474/2015   | 175   0        | 2015/05/19 | 2015/02/26     | R 14 500 000    | 925                         |                                      |
| T47531/2015   | 352   0        | 2015/04/28 | 2015/02/03     | R 12 000 000    | 825                         |                                      |
| T74365/2015   | 527   0        | 2015/03/12 | 2014/12/18     | R 4 900 000     | 372                         |                                      |
| T47593/2015   | 471   0        | 2015/03/09 | 2014/11/20     | R 13 500 000    | 800                         |                                      |
| T42596/2015   | 433   0        | 2015/02/05 | 2014/10/10     | R 6 200 000     | 500                         |                                      |
| T74235/2014   | 260   0        | 2014/12/12 | 2014/11/13     | R 4 268 000     | 375                         |                                      |
| T32847/2014   | 150   0        | 2014/12/12 | 2014/10/24     | R 12 400 000    | 900                         |                                      |
| T66357/2014   | 393   0        | 2014/12/08 | 2014/10/20     | R 7 000 000     | 500                         |                                      |

## Sectional Title Units in the Estate

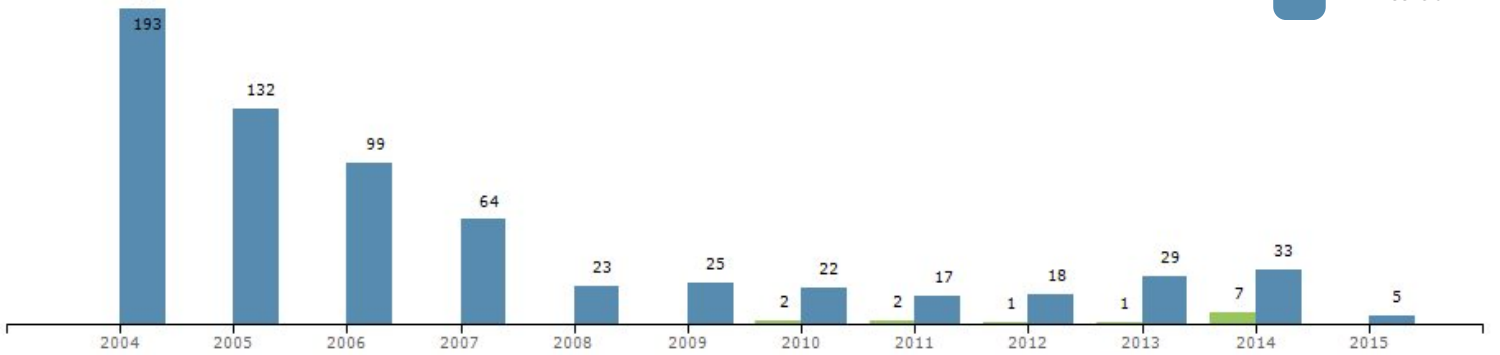
| Title Deed #: | Unit: | Reg Date:  | Purchase Date: | Purchase Price: | Size (m <sup>2</sup> ): | Other Properties On Same Title Deed: |
|---------------|-------|------------|----------------|-----------------|-------------------------|--------------------------------------|
| ST8179/2014   | 37    | 2014/06/18 | 2014/04/02     | R 1 762 500     | 82                      |                                      |
| ST6628/2014   | 6     | 2014/05/21 | 2014/03/08     | R 2 100 000     | 82                      |                                      |
| ST6211/2014   | 11    | 2014/05/13 | 2014/02/24     | R 3 276 700     | 180                     |                                      |
| ST6007/2014   | 4     | 2014/05/08 | 2014/02/21     | R 2 192 982     | 82                      |                                      |
| ST1233/2014   | 3     | 2014/02/07 | 2013/11/11     | R 5 400 000     | 293                     |                                      |
| ST1020/2014   | 9     | 2014/02/05 | 2013/10/31     | R 2 100 000     | 80                      |                                      |
| ST321/2014    | 8     | 2014/01/20 | 2013/10/31     | R 2 100 000     | 79                      |                                      |
| ST9035/2013   | 7     | 2013/07/16 | 2012/11/30     | R 1 900 000     | 80                      |                                      |



Average Price (R'000)



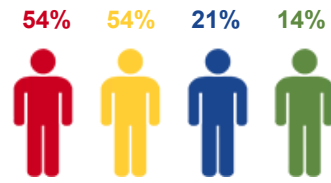
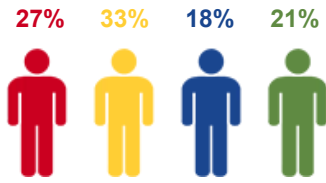
Number of Registrations



Period Of Ownership



- 11 and more
- 8 - 10 years
- 5 - 7 years
- Less than 5



Existing Owners

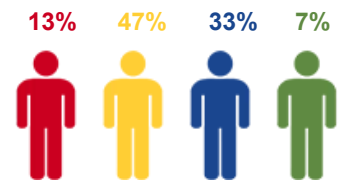
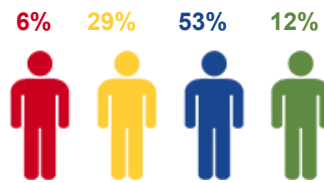
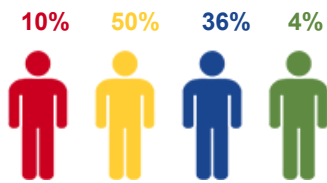
Recent Sellers

For the period: July 2014 to June 2015

Age Of Residents



- Pensioner: 65 or older
- Mature: 50 - 64
- Middle Aged: 36 - 49
- Youth/Adult: 18 - 35

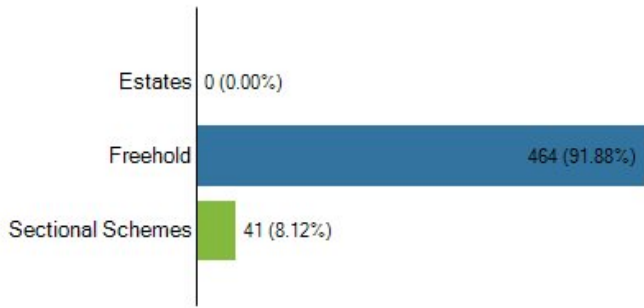


Stable Owners

Recent Buyers

Recent Sellers

For the period: July 2014 to June 2015



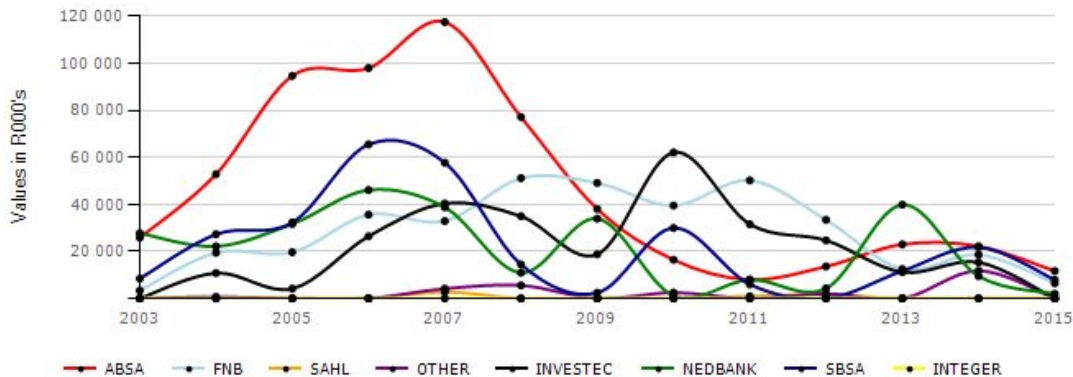
National Ranking

Number of Estates: 5845

| Estate:                | Suburb:              | Municipality:        | Province:     | No of Properties: | Rank: | Average Valuation: |
|------------------------|----------------------|----------------------|---------------|-------------------|-------|--------------------|
| 100 COTTESMORE         | BRYANSTON            | CITY OF JOHANNESBURG | GAUTENG       | 5                 | 102   | R 7 700 000        |
|                        | MELROSE ESTATE       | CITY OF JOHANNESBURG | GAUTENG       | 5                 | 103   | R 7 700 000        |
| LAFAYETTE              | SANDHURST            | CITY OF JOHANNESBURG | GAUTENG       | 25                | 104   | R 7 675 000        |
| UITSIG CLOSE           | CONSTANTIA HILLS     | CITY OF CAPE TOWN    | WESTERN CAPE  | 19                | 105   | R 7 656 250        |
| SHINGLEWOOD            | BRYANSTON            | CITY OF JOHANNESBURG | GAUTENG       | 4                 | 106   | R 7 650 000        |
| DE ZALZE ESTATE        | DE ZALZE GOLF ESTATE | STELLENBOSCH         | WESTERN CAPE  | 513               | 107   | R 7 645 364        |
| ECCLESTON CRESCENT     | BRYANSTON            | CITY OF JOHANNESBURG | GAUTENG       | 3                 | 108   | R 7 600 000        |
| ZIMBALI COASTAL RESORT | ZIMBALI              | KWADUKUZA            | KWAZULU NATAL | 1397              | 109   | R 7 590 854        |
| HYDE PLACE             | HYDE PARK            | CITY OF JOHANNESBURG | GAUTENG       | 16                | 110   | R 7 584 615        |
| ORO VERDE              | HYDE PARK            | CITY OF JOHANNESBURG | GAUTENG       | 7                 | 111   | R 7 575 000        |



(Values in R000)





| Amenity:   | Type:              | Distance: |
|--|--------------------|-----------|
| Shell - Stellenbosch Square                                  | Filling Station    | 1.56 km   |
| Engen - Paradyskloof   | Filling Station    | 2.46 km   |
| Shell - Donford BMW  | Filling Station    | 4.12 km   |
| Police SAPS - Stellenbosch Criminal Investigation Department | Police Station     | 3.39 km   |
| Kabouterland   | Pre Primary School | 2.54 km   |
| Waldorf Primary School                                       | Primary School     | 1.48 km   |
| Weber Gedenk Primary School                                  | Primary School     | 2.27 km   |
| Stellenbosch Square  | Shopping Centre    | 1.47 km   |
| Convenience Centre   | Shopping Centre    | 2.37 km   |
| Die Boord Shopping Centre                                    | Shopping Centre    | 3.85 km   |

## Disclaimer

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