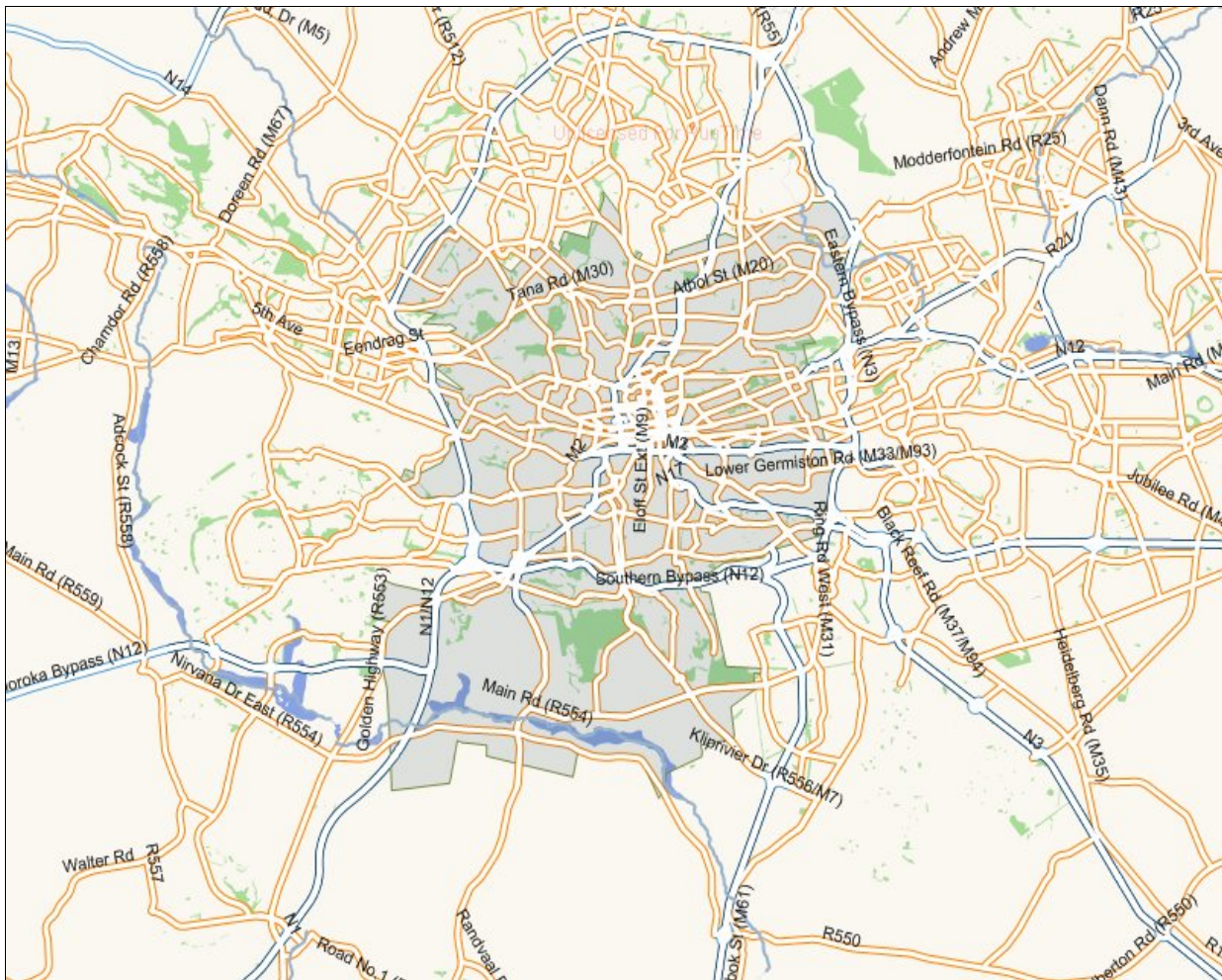




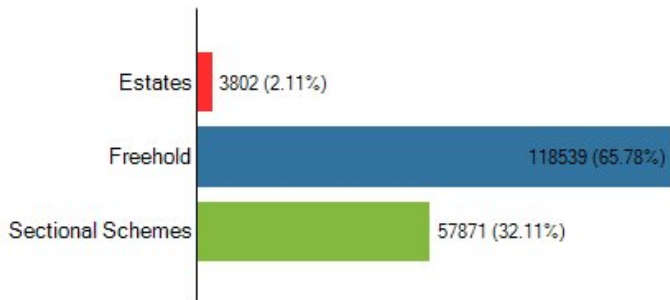
Client: Lightstone Risk Management
 User: xxxxx
 Report Date: 2015/07/01
 Report #: 20150701024322

Town Details i

Town: JOHANNESBURG
 Municipality: CITY OF JOHANNESBURG
 Province: GAUTENG



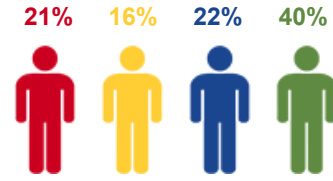
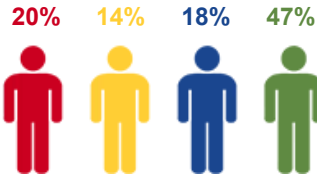
Market Stock



Town Demographics

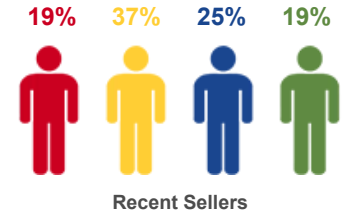
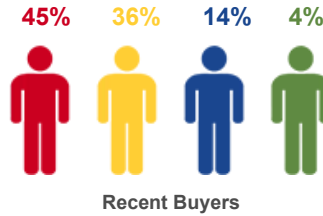
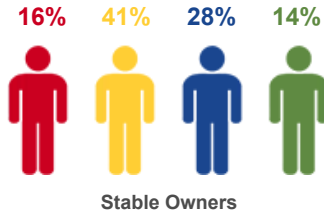
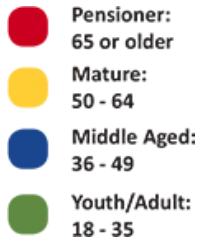
Average Household Income Range: R9,000 - R15,000
 Predominant LSM: LSM 7 High-LSM 8 Low
 Number Adults: 674967

Period Of Ownership



For the period: July 2014 to June 2015

Age Of Residents



For the period: July 2014 to June 2015

Property Transfer Information



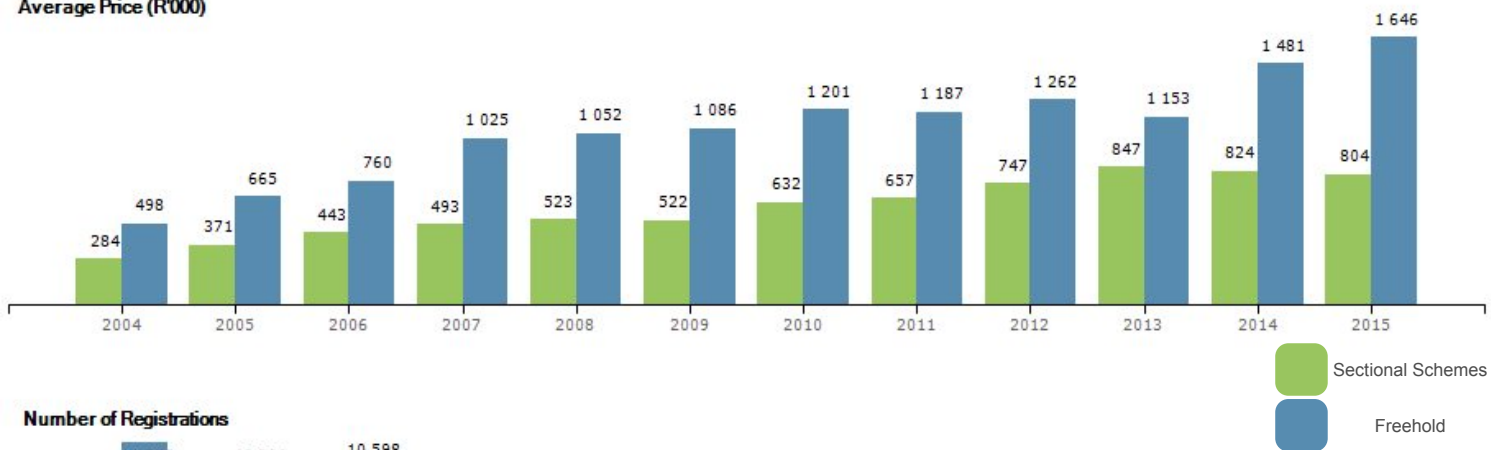
First Time Registrations Repeat Sales

Last 3 Months Apr 2015 - Jun 2015 Last 12 Months Jul 2014 - Jun 2015 Last 3 Months Apr 2015 - Jun 2015 Last 12 Months Jul 2014 - Jun 2015

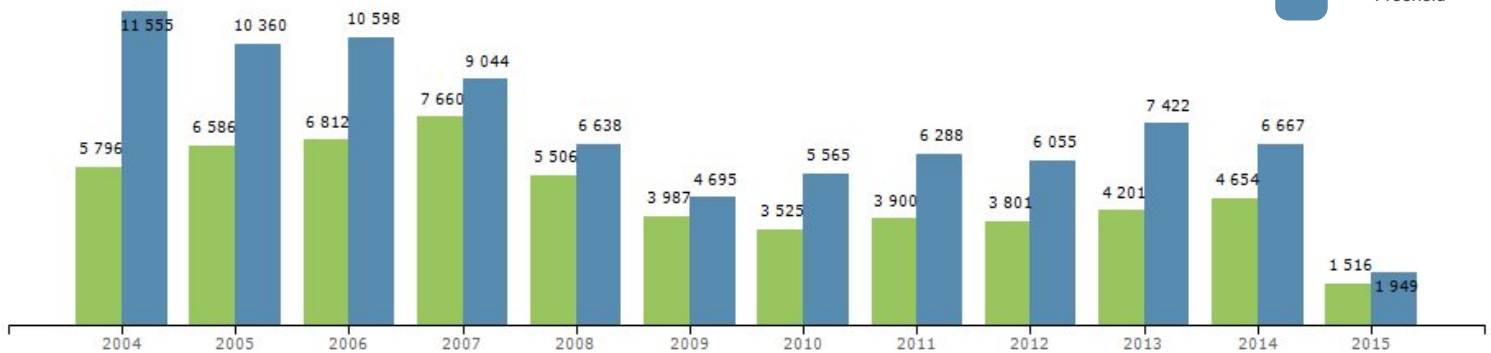
	Last 3 Months Apr 2015 - Jun 2015			Last 12 Months Jul 2014 - Jun 2015			Last 3 Months Apr 2015 - Jun 2015			Last 12 Months Jul 2014 - Jun 2015			
	Count:	Total Value: (R000's)	AVG: (R000's)	Count:	Total Value: (R000's)	AVG: (R000's)	Count:	Total Value: (R000's)	AVG: (R000's)	Count:	Total Value: (R000's)	AVG: (R000's)	
ESTATE	R0 - R400 000	--	--	--	--	--	3	995	332	11	3 097	282	
	R400 000 - R800 000	2	930	465	17	10 626	625	19	11 344	597	63	37 608	597
	R800 000 - R1.5mil	1	1 150	1 150	21	20 151	960	6	6 010	1 002	36	35 928	998
	R1.5mil - R3mil	1	2 754	2 754	3	7 654	2 551	8	17 971	2 246	62	141 891	2 289
	Greater than R3mil	3	13 621	4 540	6	34 641	5 774	23	102 586	4 460	79	361 902	4 581
	Total	7	18 455	2 636	47	73 072	1 555	59	138 906	2 354	251	580 426	2 312
FREEHOLD	R0 - R400 000	27	4 631	172	258	45 926	178	94	25 358	270	549	149 970	273
	R400 000 - R800 000	--	--	--	26	16 667	641	322	202 788	630	1 596	991 281	621
	R800 000 - R1.5mil	7	8 699	1 243	17	19 528	1 149	309	347 088	1 123	1 442	1 589 955	1 103
	R1.5mil - R3mil	2	4 410	2 205	14	35 345	2 525	231	489 585	2 119	1 079	2 290 199	2 123
	Greater than R3mil	3	11 250	3 750	13	58 702	4 516	163	793 615	4 869	641	3 311 971	5 167
	Total	39	28 990	743	328	176 167	537	1 119	1 858 433	1 661	5 307	8 333 376	1 570
SECTIONAL SCHEME	R0 - R400 000	113	4 407	39	408	25 207	62	220	52 355	238	910	214 897	236
	R400 000 - R800 000	35	21 086	602	141	81 379	577	310	184 121	594	1 325	777 301	587
	R800 000 - R1.5mil	68	72 511	1 066	265	277 354	1 047	160	178 620	1 116	656	723 322	1 103
	R1.5mil - R3mil	9	16 971	1 886	173	328 314	1 898	113	232 964	2 062	364	733 799	2 016
	Greater than R3mil	1	3 250	3 250	13	54 470	4 190	13	55 795	4 292	49	192 670	3 932
	Total	226	118 226	523	1 000	766 724	767	816	703 855	863	3 304	2 641 990	800
Total Transfers	272	165 672	609	1 375	1 015 963	739	1 994	2 701 194	1 355	8 862	11 555 792	1 304	



Average Price (R'000)

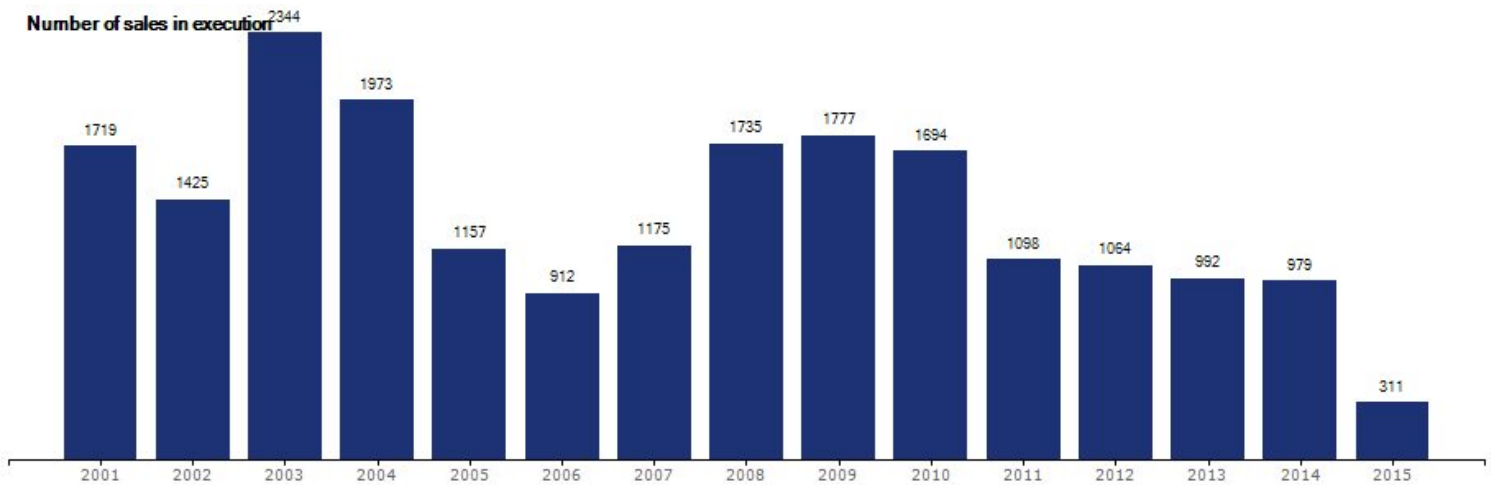


Number of Registrations



Sales In Execution

Number of sales in execution





Freehold

Nearest Town Ranking

Town	Municipality	Province	Rank	Average Valuation
BEDFORDVIEW	EKURHULENI	GAUTENG	2	R 4 039 919
SANDTON	CITY OF JOHANNESBURG	GAUTENG	5	R 3 591 060
JOHANNESBURG	CITY OF JOHANNESBURG	GAUTENG	46	R 1 675 681
RANDBURG	CITY OF JOHANNESBURG	GAUTENG	62	R 1 453 341
MIDVAAL NU	MIDVAAL	GAUTENG	67	R 1 413 226
ALBERTON	EKURHULENI	GAUTENG	68	R 1 412 764
ROODEPOORT	CITY OF JOHANNESBURG	GAUTENG	74	R 1 378 107
GERMISTON	EKURHULENI	GAUTENG	213	R 788 135
LENASIA	CITY OF JOHANNESBURG	GAUTENG	285	R 643 251
SOWETO	CITY OF JOHANNESBURG	GAUTENG	515	R 376 418

National Ranking

Number of Towns: 821

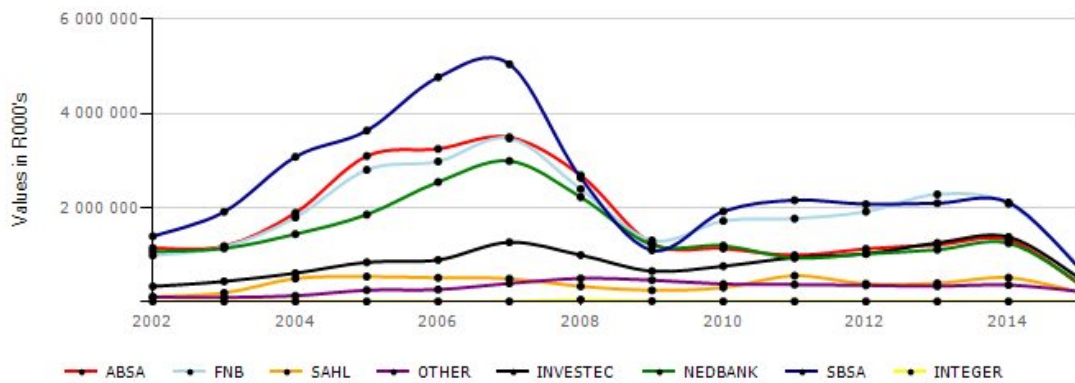
Town	Municipality	Province	Rank	Average Valuation
KNYSNA NU	KNYSNA	WESTERN CAPE	41	R 1 731 500
CLAYVILLE	EKURHULENI	GAUTENG	42	R 1 728 157
HILTON	UMNGENI	KWAZULU NATAL	43	R 1 714 123
FRANSCHHOEK	STELLENBOSCH	WESTERN CAPE	44	R 1 684 391
WESTVILLE	ETHEKWINI	KWAZULU NATAL	45	R 1 683 383
JOHANNESBURG	CITY OF JOHANNESBURG	GAUTENG	46	R 1 675 681
BELLVILLE	CITY OF CAPE TOWN	WESTERN CAPE	47	R 1 670 892
CENTURION	CITY OF TSHWANE	GAUTENG	48	R 1 670 808
KLOOF	ETHEKWINI	KWAZULU NATAL	49	R 1 661 390
BOGGOMSBAAI	MOSEL BAY	WESTERN CAPE	50	R 1 640 060

National Ranking

Number of Towns: 287

Town	Municipality	Province	Rank	Average Valuation
BELLVILLE	CITY OF CAPE TOWN	WESTERN CAPE	91	R 798 402
STILL BAY	HESSEQUA	WESTERN CAPE	92	R 796 388
RUSTENBURG	RUSTENBURG	NORTH WEST	93	R 795 497
DURBANVILLE	CITY OF CAPE TOWN	WESTERN CAPE	94	R 793 796
HARRISMITH	MALUTI A PHOFUNG	FREE STATE	95	R 793 465
JOHANNESBURG	CITY OF JOHANNESBURG	GAUTENG	96	R 787 942
ROBERTSON	LANGEBERG	WESTERN CAPE	97	R 785 735
CULLINAN	CITY OF TSHWANE	GAUTENG	98	R 778 636
PORT EDWARD	HIBISCUS COAST	KWAZULU NATAL	99	R 778 101
MAKHADO	MAKHADO	LIMPOPO	100	R 773 585

Lending By Institution



ABBOTSFORD	ABMARIE AH	AEROTON
ALAN MANOR	ALBERTS FARM	ALBERTSKROON
ALBERTSVILLE	ALVEDA	AMALGAM
ARMADALE	ASPEN LAKES	ASPEN NATURE ESTATE
AUCKLAND PARK	BAGLEYSTON	BARAGWANATH
BASSONIA	BELLAVISTA ESTATE	BELLAVISTA SOUTH
BELLEVUE	BELLEVUE CENTRAL	BELLEVUE EAST
BENROSE	BERARIO	BEREA
BERTRAMS	BEZUIDENHOUT VALLEY	BIRDHAVEN
BIRNAM	BLACKHEATH	BOOYSENS
BOOYSENS RESERVE	BOSMONT	BRAAMFONTEIN
BRAAMFONTEIN CEMETERY	BRAAMFONTEIN WERF	BRAAMPARK
BRAMLEY	BRAMLEY GARDENS	BRAMLEY MANOR
BRAMLEY VIEW	BRAMLEY VIEW EXT 2	BRAMLEY VIEW EXT 6
BRIXTON	BRUMA	BURGERSDORP
CASEY PARK	CHELTONDALE	CHILDRENS VILLAGE
CHRISVILLE	CITY & SUBURBAN INDUSTRIAL	CITY AND SUBURBAN
CITY DEEP	CITY DEEP EXT 3	CITY WEST
CLAREMONT	CLEVEDEN	CLEVELAND
COMPTONVILLE	CORLETT GARDENS	CORONATIONVILLE
COTTESLOE	CRAIGHALL	CRAIGHALL PARK
CROESUS	CROSBY	CROWN
CROWN CITY	CROWN GARDENS	CROWN MINES
CROWN MINES GOLF COURSE	CROWN NORTH	CRYSTAL GARDENS AH
CYRILDENE	DELTA PARK	DENVER
DENVER EXT 2	DENVER EXT 6	DENVER EXT 7
DEVLAND	DEWETSHOF	DOORNFONTEIN
DORELAN	DROSTE PARK	DUNHILL
DUNKELD	DUNKELD WEST	DUNSEVERN
EAGLES NEST	EAST TOWN	EASTCLIFF
EIKENHOF	ELANDSFONTEIN 107 IR	ELANDSPARK
ELCEDES	ELECTRON	ELLADOONE
ELTON HILL	ELTON HILL EXT 3	EMMARENTIA
EVANS PARK	FAIRLAND	FAIRLAND EXT 3
FAIRMOUNT	FAIRMOUNT BOWLING CLUB	FAIRMOUNT RIDGE
FAIRVALE	FAIRVIEW	FAIRWAY
FAIRWOOD	FELLSIDE	FERREIRASDORP
FORBESDALE	FORDSBURG	FOREST HILL
FOREST TOWN	FORMAIN	FRAMTON
FRAMTON INDUSTRIAL	GILLVIEW	GLENANDA
GLENEAGLES	GLENESK	GLENHAZEL
GLENKAY	GLENSAN	GLENVISTA
GOLD REEF CITY	GOLD REEF CITY OPEN SPACE	GOUDKOPPIE 317 IQ
GREENSIDE	GREENSIDE EAST	GRESSWOLD
GREYMONT	HADDON	HAWKINS ESTATE
HELEN JOSEPH HOSPITAL	HERIOTDALE	HERIOTDALE EXT 10
HIGHLANDS	HIGHLANDS NORTH	HILLBROW
HOMESTEAD PARK	HOSPITAAL 230 IQ	HOUGHTON ESTATE
HUDDLE PARK GOLF COURSE	HURST HILL	ILLOVO EXT 1
INDUSTRIA	INDUSTRIA EXT 2	INDUSTRIA WEST
JAMES AND ETHEL PARK	JAN HOFMEYER	JAN VAN RIEBEECK PARK
JEPPESTOWN	JEPPESTOWN SOUTH	JOHANNESBURG CENTRAL

JOHANNESBURG NU	JOHANNESBURG NU	JOHANNESBURG OPEN SPACE
JOHANNESBURG PRISON	JOUBERT PARK	JUDITHS PAARL
KENILWORTH	KENSINGTON	KENT VIEW
KEW	KEW INDUSTRIAL	KIBLER PARK
KILLARNEY	KLIPRIVIERSBERG	KLIPRIVIERSBERG ESTATE AH
KLIPRIVIERSBERG NATURE RESERVE	KLIPRIVIERSBERG OPEN SPACE	LA ROCHELLE
LAKEVIEW	LANGLAAGTE	LANGLAAGTE NORTH
LENARON AH	LIEFDE EN VREDE	LINDBERGH PARK
LINDEN	LINKSFIELD	LINKSFIELD NORTH
LINKSFIELD RIDGE	LINMEYER	LOMBARDY EAST
LOMBARDY WEST	LONGDALE	LORENTZVILLE
LYNDHURST	MALVERN	MALVERN EXT 2
MARSHALLSTOWN	MARTINDALE	MARYVALE
MAYFAIR	MAYFAIR WEST	MAYFIELD PARK
MELROSE	MELROSE ARCH	MELROSE ESTATE
MELROSE NORTH	MELVILLE	MELVILLE KOPPIES NATURE RESERVE
MEREDALE	MICOR	MOFFAT PARK
MOFFAT VIEW	MONDEOR	MONTCLARE
MONTGOMERY PARK	MONTRoux	MOOIFONTEIN 225 IQ
MOUNTAIN VIEW	MULBARTON	NASREC
NATIONAL INSTITUTE FOR VIROLOGY	NATURENA	NEW CENTRE
NEW DOORNFONTEIN	NEWCLARE	NEWLANDS
NEWTOWN	NOORDGESIG	NORTH DOORNFONTEIN
NORTHCLIFF	NORWOOD	OAKDENE
OAKLANDS	OBSERVATORY	OLIFANTSVLEI 327 IQ
OPHIRTON	ORANGE GROVE	ORCHARDS
ORIENTAL PLAZA	ORMONDE	ORMONDE VIEW
PAARLSHOOP	PAGEVIEW	PARK CENTRAL
PARKHURST	PARKHURST BOWLING CLUB	PARKTOWN
PARKTOWN NORTH	PARKVIEW	PARKVIEW GOLF COURSE
PARKWOOD	PATLYNN AH	PERCELIA ESTATE
PHINEAS MCINTOSH PARK	PIERNEEF PARK	PINE PARK
PIONEER	PIONEER PARK	POTCH OLD BOYS SPORTS CLUB
PROLECON	QUEENSHAVEN	RAEDENE
RAILWAY RESERVE	RAND AID HOSPITAL	RAND MUTUAL HOSPITAL
RAND VIEW	REGENCY	REGENTS PARK
REMBRANDT PARK	REMBRANDT RIDGE	REUVEN
REWLATCH	REYNOLDS VIEW	RICHMOND
RIDGEWAY	RIET FONTEIN HOSPITAL	RISANA
RISIDALE	RISPARK AH	RIVASDALE
RIVER PARK BOWLING CLUB	RIVERLEA	RIVERLEA EXT 2
RIVIERA	ROBERTSHAM	ROBERTSHAM SLIME DAM
ROOSEVELT PARK	ROSEACRE	ROSEBANK
ROSETTENVILLE	ROSETTENVILLE EXT	ROSHERVILLE
ROSSMORE	ROUXVILLE	SA INSTITUTE FOR MEDICAL RESEARCH
SABC	SALISBURY CLAIMS	SANDRINGHAM
SAVOY ESTATE	SAXONWOLD	SCHOOLS
SELBY	SILVAMONTE	SOPHIATOWN
SOUTH HILLS	SOUTH KENSINGTON	SOUTHDALE
SOUTH DOWNS COUNTRY CLUB	SOUTH FORK	SOUTHGATE
SPES BONA	SPRINGFIELD	SPRINGFIELD EXT 4
STAFFORD	STEELEDALE	SUIDEROORD

SUNNINGDALE	SUNNINGDALE RIDGE	SUNNYSIDE
SYDENHAM	TALBOTON	THE GABLES
THE GARDENS	THE HILL	THETA
TOWERBY	TOWNSVIEW	TROJAN
TROYEVILLE	TULISA PARK	TURF CLUB
TURFFONTEIN	TURFFONTEIN RACE COURSE	UNIGRAY
UNIVERSITY OF JOHANNESBURG	UNIVERSITY OF WITWATERSRAND	USSHER
VALERIEDENE	VICTORIA	VICTORY PARK
VIEW CREST	VILLAGE DEEP	VILLAGE MAIN
VILLAGE MAIN REEF GOLD MINE	VREDEDORP	VREDEPARK
WANDERERS CLUB	WATERVAL ESTATE	WAVERLEY
WEMMER	WEMMER PAN	WEST PARK CEMETERY
WEST TURFFONTEIN	WESTBURY	WESTCLIFF
WESTDENE	WESTGATE	WHITNEY GARDENS
WINCHESTER HILLS	WINFORD AH	WINSTON RIDGE
WOLHUTER	YEOVILLE	ZOO
ZOO LAKE		

Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and – despite the application of proprietary data cleaning processes – cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice.

This report does not contain any confidential information relating to the property owner or any owners residing in the Town. All bond, home loan and property registration information in the reports is from the Deeds Office where information on all property registrations, property transfers as well as all registered bonds / home loans are kept. This is public domain information and accessible by any person.