

Commercial Property Report

Lightstone Property



Client: Lightstone Risk Management
User: xxxxx
Tracking #: 2018082212345
Report Date: 2018/08/22
Report #: 12345

Property Details

Property Location

Province: Gauteng
Municipality: City of Johannesburg
Suburb: Melrose Arch
Street: Ath-Oaklands Road North
Street #: xx
Node ID / Name: Melrose Arch
Portion #: xx
Township: Melrose North
Post Code: xxxx
Legal Description: Sect xx Of Plan xxxx/2007, Known As "x And x Melrose Boulevard", Situated At Ptn xx, Erf xxx, Town: "Melrose North", Mun: "City Of Johannesburg", Province: "Gauteng"
Coordinates (Lat/Long): [Google Maps: xxxx, xxxx](#)

Property Attributes

Commercial Property Type: Retail
Last Sales Date: 20060912
Last Sales Price: R xx xxx xxx
Unit Size: xxx m²
Mother Erf Size: xxxxx m²
Estimated size under roof: Not Available
Age of Property: 10 years

Owner Details

Owner Name	ID / Reg #	Title Deed #	Share
Owner Name	xxxxxxxxxxxxx	ST123456/2007	Not Available

Bond Details

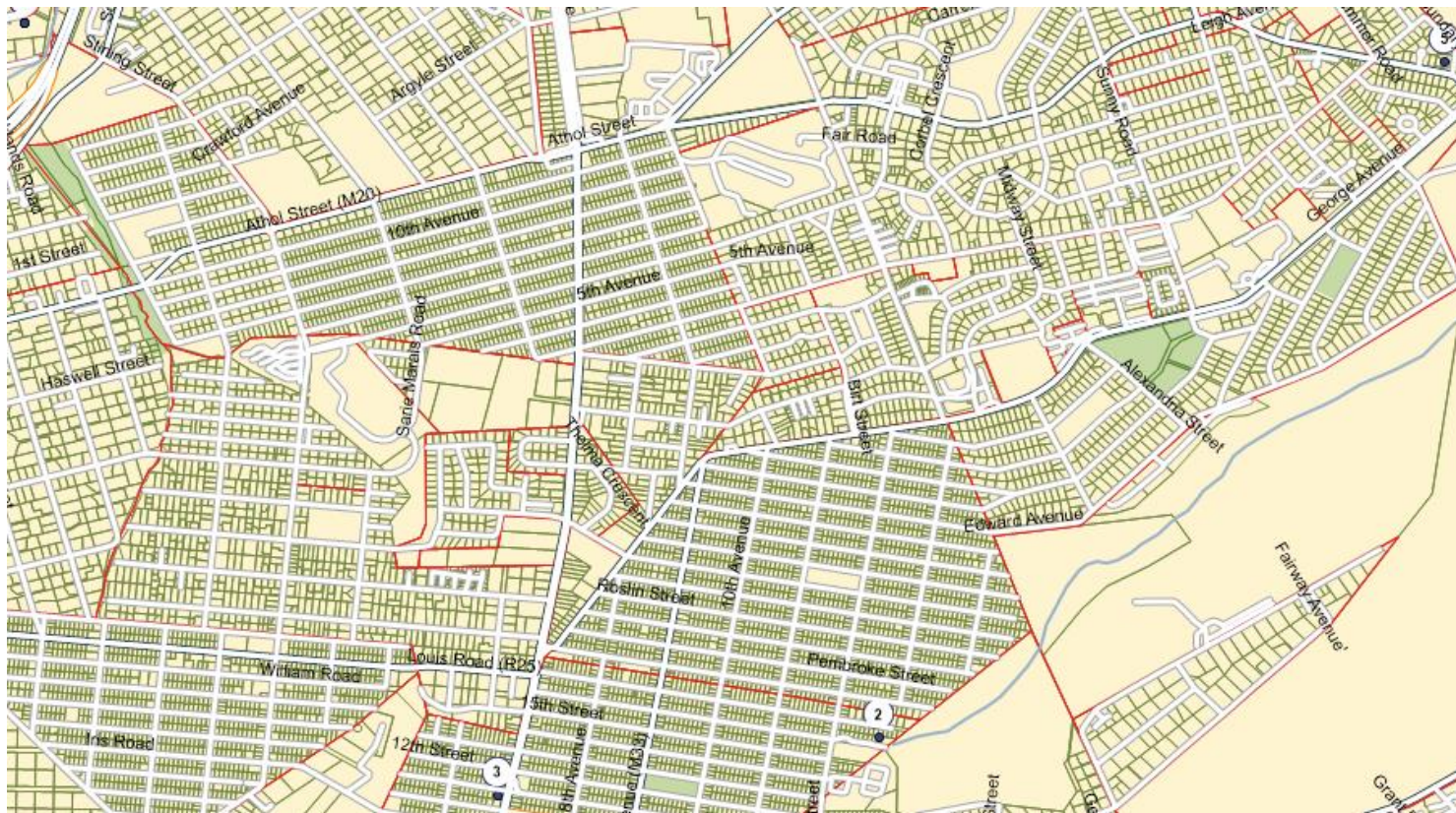
Institution	Bond Amount	Bond #	Bond Reg. Date
Name	R x xxx xxx	XX123456/2007	20071107
Name	R x xxx xxx	XX789101/2016	20160703



Municipal Valuation

Municipal Valuation: R xx xxx xxx
Rating Period 2017/2018
Usage Category: Commercial

Year of Valuation: 2018
Estimated Monthly Rates: R xx xxx
Usage: Commercial



Street Address	Township	Erf Portion	Sectional Title Unit	Sales Date	Sales Price	Transfer Date	Size(m ²)	#Props	Distance (m)
1 xx Ath-Oaklands Road North Melrose Arch	Melrose North	xxx x	SS x AND x MELROSE BOULEVARD	20150518	R xx xxx xxx	20150518	xxx	x	xxxx
2 xx 16Th Street Orange Grove	Orange Grove	xxx x		20140326	R xx xxx xxx	20140326	xxx	x	xxxx
3 xx Louis Botha Avenue Orange Grove	Orange Grove	xxx x		20140307	R xx xxx xxx	20140307	xxx	x	xxxx
4 xx Ath-Oaklands Road North Melrose Arch	Melrose North	xxx x	SS x AND x MELROSE BOULEVARD	20140114	R xx xxx xxx	20140114	xxx	x	xxxx
5 xx Swemmer Road Silvamonte	Silvamonte	xxx x		20130305	R xx xxx xxx	20130305	xxx	x	xxxx

Other Endorsements

Endorsement Number	Document Type	Particulars
Kxxxx/2007S	Contracts (Servitudes and Real Rights)	
Kxxxx/2007S	Contracts (Servitudes and Real Rights)	
Kxxxx/2007S	Contracts (Servitudes and Real Rights)	

Street Transfer History

Buyer	Seller	Reg. Date	Purchase Date	Purchase Price	Title Deed #	Street Name	#
Buyer Name	Seller Name	20171122	20170516	xx xxx xxx	ST12345/2017	Ath-Oaklands	xx
Buyer Name	Seller Name	20171020	20170619	xx xxx xxx	ST12345/2017	Ath-Oaklands	xx
Buyer Name	Seller Name	20171006	20170724	xx xxx xxx	ST71995/2017	Ath-Oaklands	xx

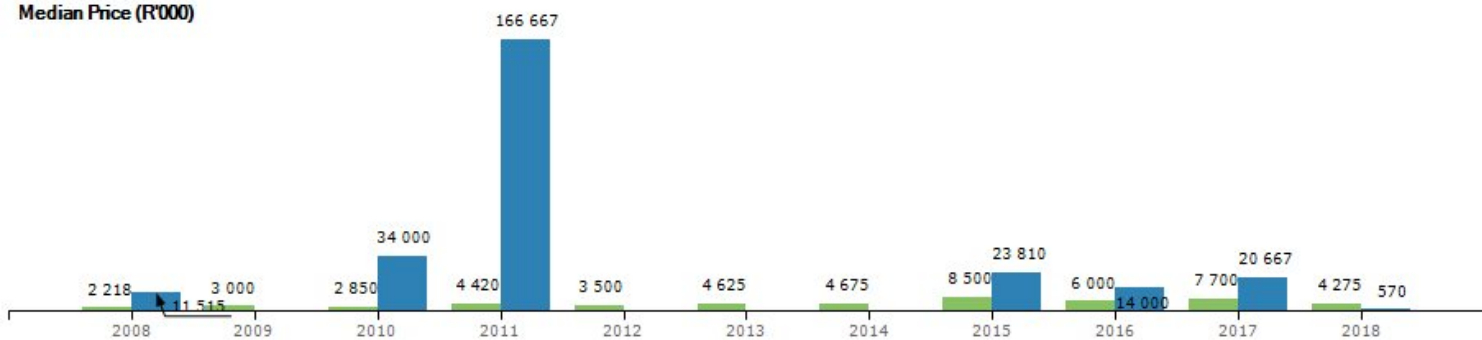
Transfer Summary (past 12 months)

Max Transfer in the Suburb: 1234 Min Transfer in the Suburb: 1234 Total Transfers: 1

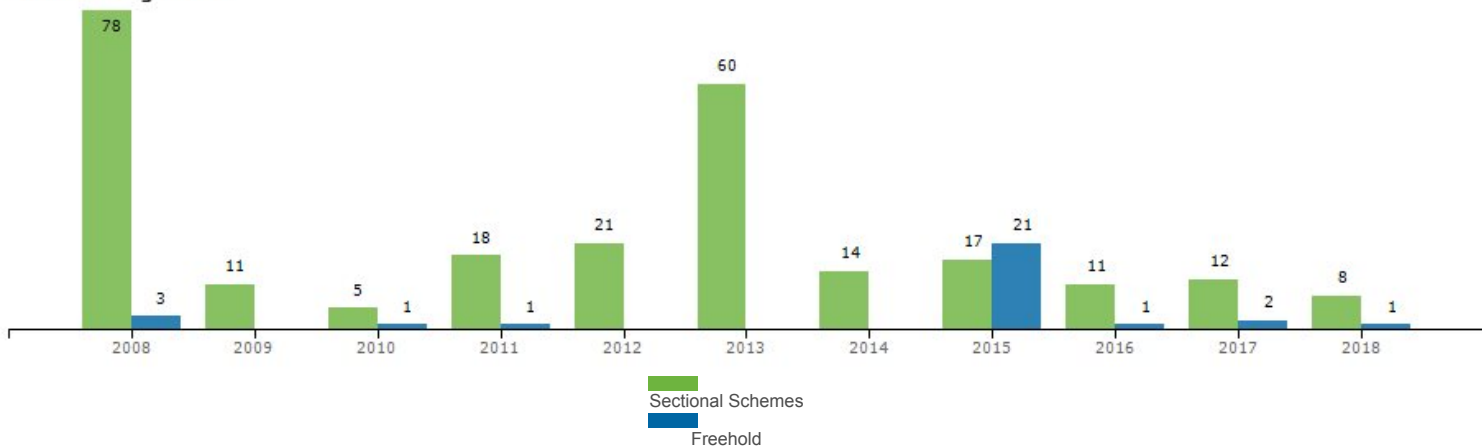
Suburb Trends - Melrose Arch

Non-Residential Transfers

Median Price (R'000)



Number of Registrations



Soil



15.0



Clay present: No
Swelling clay: N/A



Clay

Dolomite



Dolomite present: No
Number of sink holes within 5km: 0



Sink Hole



Dolomite

Slope



2.6



Description: Moderately Sloping

Amenity	Type	Distance (km)
Budget Overnight Accommodation	BedAndBreakfast	0.16 km
Building 4	Building	1.95 km
Mandarin Motors	CarDealer	0.61 km
Jehovah's Witness	Christian	0.66 km
Queenspark - Riverside Mall	Clothing/Accessories	2.18 km
Engen Quick Shop	ConvenienceStore	0.68 km
Caltex Star Mart	ConvenienceStore	2.31 km
Durban Supreme High Court	Court	0.89 km
Total - Stormsrivier	FillingStation	3.03 km
Parkwood Flats	Flats	2.06 km
Umhlanga Hospital - Medical Centre - Netcare	Hospital/ClinicWithCasualty	0.22 km
King Williams Town - Fresh Produce Market Agent	Market/InformalMarket	0.58 km
Princess Park	MultisportVenue/Complex/Centre	3.05 km
Downtown Liquors	RetailOther	0.81 km
@Home - Centurion Mall	RetailOther	2.01 km
Joshua Doore - Chatsworth Centre	RetailOther	2.77 km
Cradock Primary School	PrimarySchool	2.29 km
Truck Bowser & Alley	TruckStop	0.58 km

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 suburb. 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.