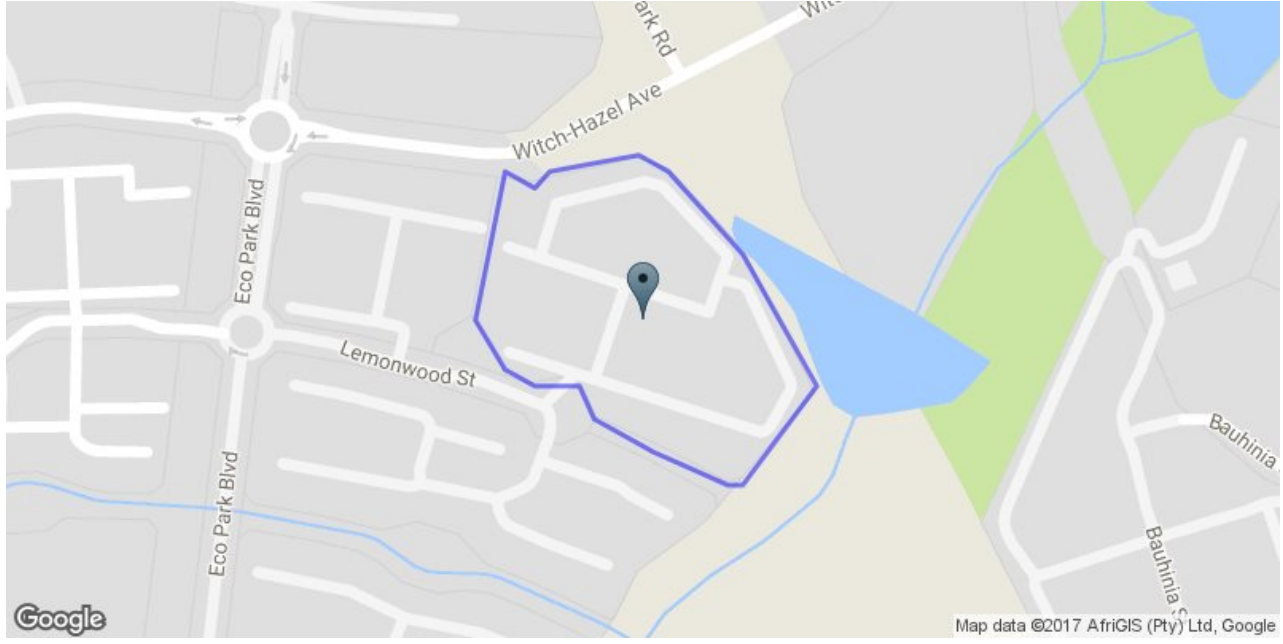


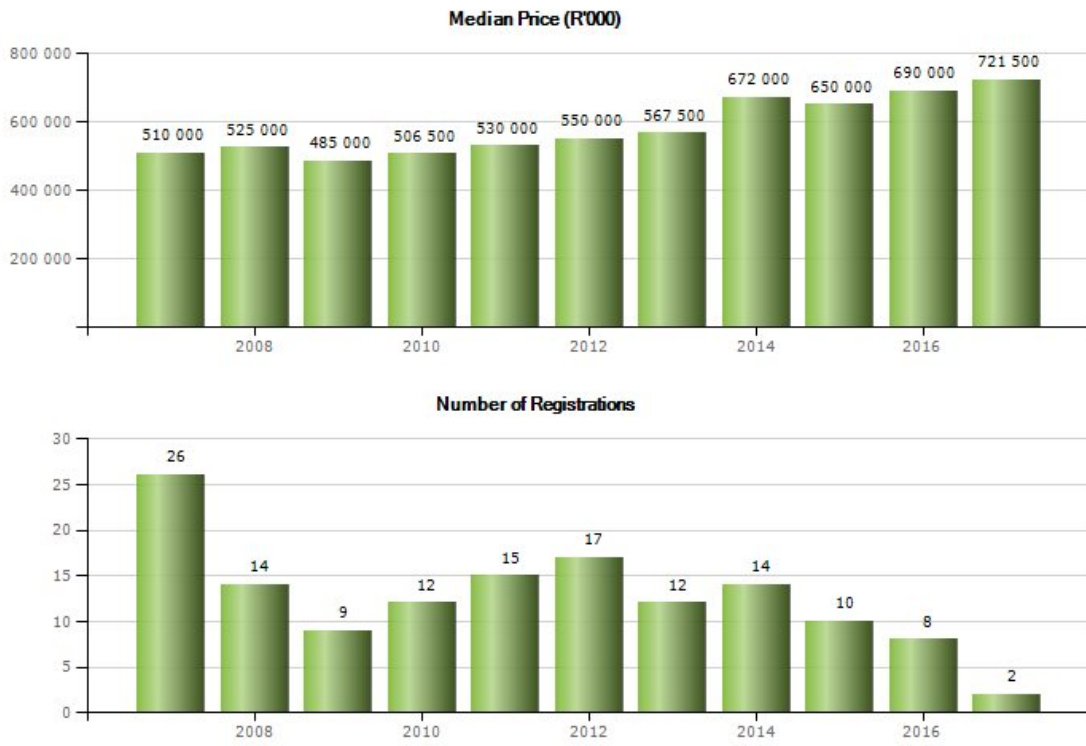
Sectional Scheme Details

Sectional Scheme Name:	SS CLEAR WATER	Street Address:	6 Lemonwood Street
Sectional Scheme Number:	449/2004	Age of Sectional Scheme:	13 years
Township:	HIGHVELD EXT 50	Number of Units:	189
Municipality:	City of Tshwane	Coordinates (Lat\Long):	-25.8791, 28.1789
Deedtown, Erf #, Portion:	HIGHVELD, 2940, 0		

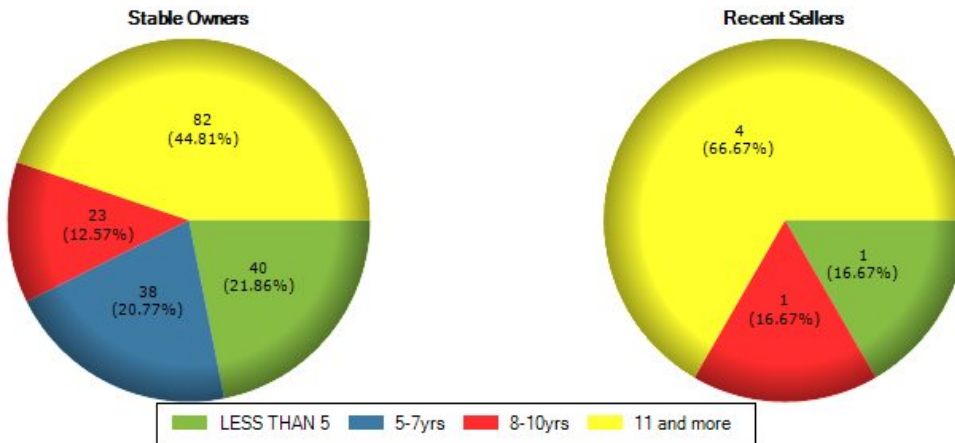


Transfer Information

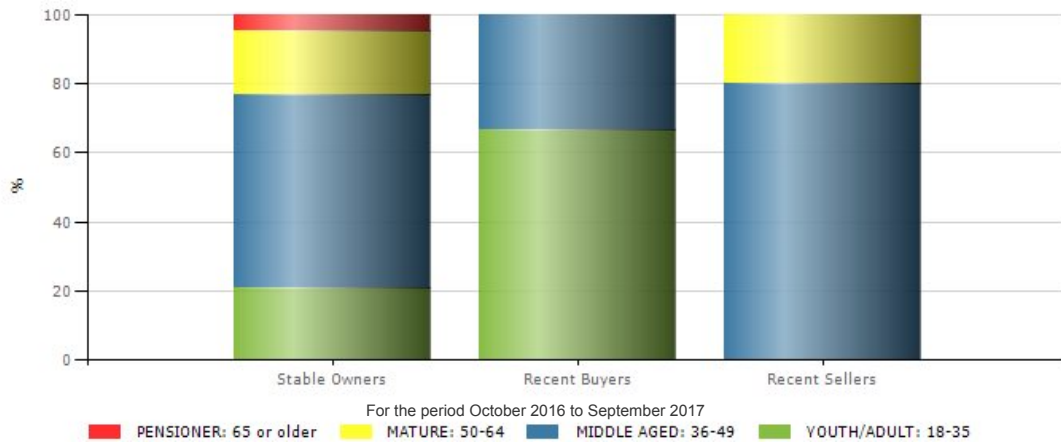
Unit	Size	Reg Date	Purchase Date	Purchase Price	Title Deed No
140	83	20170216	20170103	748 000	STxxxxx/2017
85	85	20170213	20161202	695 000	STxxxxx/2017
118	83	20161222	20161010	690 000	STxxxxx/2016
50	83	20161111	20160904	675 000	STxxxxx/2016
24	113	20161107	20160614	570 000	STxxxxx/2016
24	113	20161107	20160801	820 000	STxxxxx/2016
142	83	20161031	20160623	748 000	STxxxxx/2016
94	83	20160923	20160713	690 000	STxxxxx/2016
76	83	20160901	20160713	600 000	STxxxxx/2016
55	83	20160316	20151127	730 000	STxxxxx/2016



Tenure of Owners



Age of Residents



SS Name	# Units	Suburb	Municipality	Province	Rank	Median Valuation (R)
SS WOODRIDGE PARK	378	Waterval East	Rustenburg	North West	17479	680 000
SS SWEETWATERS	316	Amanzimtoti	eThekwini	KwaZulu-Natal	17480	680 000
SS SOMERSET PLACE	369	Somerset West	City of Cape Town	Western Cape	17481	680 000
SS SUNBIRD ESTATE	239	Sundowner	City of Johannesburg	Gauteng	17482	680 000
SS MAJESTIC TOWERS	201	Parktown	City of Johannesburg	Gauteng	17483	680 000
SS CLEAR WATER	189	Eco Park Estate	City of Tshwane	Gauteng	17484	680 000
SS ROCKY RIDGE RESIDENTIAL ESTATE	188	Weltevreden Park	City of Johannesburg	Gauteng	17485	680 000
SS DOONSIDE-KINGSBOROUGH	187	Bedford Gardens	Ekurhuleni	Gauteng	17486	680 000
SS THE PADDOCKS	384	Glen Fernes	City of Johannesburg	Gauteng	17487	680 000
SS ST JAMES AT QUEENS	171	Escombe	eThekwini	KwaZulu-Natal	17488	680 000
SS ERF 529 CE3	167	Vanderbijl Park CE 3	Emfuleni	Gauteng	17489	680 000

Provincial Ranking

Number of Sectional Titles: 11311 *

SS Name	# Units	Suburb	Municipality	Province	Rank	Median Valuation (R)
SS HILLSIDE CLOSE	6	Windsor East	City of Johannesburg	Gauteng	6768	690 000
SS PREMIER VILLAS	4	Krugersdorp North	Mogale City	Gauteng	6769	690 000
SS DIAZ COURT	4	Windsor West	City of Johannesburg	Gauteng	6770	690 000
SS SUNBIRD ESTATE	239	Sundowner	City of Johannesburg	Gauteng	6771	680 000
SS MAJESTIC TOWERS	201	Parktown	City of Johannesburg	Gauteng	6772	680 000
SS CLEAR WATER	189	Eco Park Estate	City of Tshwane	Gauteng	6773	680 000
SS ROCKY RIDGE RESIDENTIAL ESTATE	188	Weltevreden Park	City of Johannesburg	Gauteng	6774	680 000
SS DOONSIDE-KINGSBOROUGH	187	Bedford Gardens	Ekurhuleni	Gauteng	6775	680 000
SS THE PADDOCKS	384	Glen Fernes	City of Johannesburg	Gauteng	6776	680 000
SS ERF 529 CE3	167	Vanderbijl Park CE 3	Emfuleni	Gauteng	6777	680 000
SS WESTWOOD WAY	210	Paulshof	City of Johannesburg	Gauteng	6778	680 000

SS Name	# Units	Suburb	Municipality	Province	Rank	Median Valuation (R)
SS ESTRALITA	8	Sinoville	CITY OF TSHWANE	Gauteng	2145	690 000
SS VONDELING	8	Silverton	CITY OF TSHWANE	Gauteng	2146	690 000
SS MAGALIES	8	Sinoville	CITY OF TSHWANE	Gauteng	2147	690 000
SS HENMAR VILLA	8	Wonderboom South	CITY OF TSHWANE	Gauteng	2148	690 000
SS VILLA CARO	9	Capital Park	CITY OF TSHWANE	Gauteng	2149	690 000
SS CLEAR WATER	189	Eco Park Estate	CITY OF TSHWANE	Gauteng	2150	680 000
SS WOODPECKER	139	Eco Park Estate	CITY OF TSHWANE	Gauteng	2151	680 000
SS WINDMILL	132	Mooikloof Ridge	CITY OF TSHWANE	Gauteng	2152	680 000
SS LISA'S PLACE	144	Montana	CITY OF TSHWANE	Gauteng	2153	680 000
SS FLORANCE	123	Die Hoewes	CITY OF TSHWANE	Gauteng	2154	680 000
SS LANGEBERG	107	Equestria	CITY OF TSHWANE	Gauteng	2155	680 000

Sectional Scheme Ranking

Number of Sectional Titles: 16 *

SS Name	# Units	Suburb	Municipality	Province	Rank	Median Valuation (R)
SS ONYX	99	Eco Park Estate	CITY OF TSHWANE	Gauteng	10	720 000
SS EMERALD CLOSE	78	Eco Park Estate	CITY OF TSHWANE	Gauteng	11	720 000
SS RIVER EDGE	96	Eco Park Estate	CITY OF TSHWANE	Gauteng	12	710 000
SS AMBER HILL	124	Eco Park Estate	CITY OF TSHWANE	Gauteng	13	700 000
SS MOONSTONE	121	Eco Park Estate	CITY OF TSHWANE	Gauteng	14	700 000
SS CLEAR WATER	189	Eco Park Estate	CITY OF TSHWANE	Gauteng	15	680 000
SS WOODPECKER	139	Eco Park Estate	CITY OF TSHWANE	Gauteng	16	680 000

Bond Information

*All ZAR Values in R'000

Deeds Office Information		Last 12 Months				
		Count	%	Value	%	Avg
Bond data						
ORDINARY LOAN						
	ABSA	28	25.9	14 242	24.2	509
	FNB	31	28.7	17 134	29.1	553
	INVESTEC	3	2.8	2 000	3.4	667
	NEDBANK	18	16.7	9 460	16.1	526
	OTHER	1	0.9	470	0.8	470
	SAHL	3	2.8	1 670	2.8	557
	SBSA	24	22.2	13 935	23.7	581
	TOTAL	108	100	58 911	100	545

Amenities

Type	Amenity	Distance
FillingStation	Zenex - Lenchen	1.67 Km
FillingStation	Engen - Gateway Motors	1.77 Km
FillingStation	Engen	1.78 Km
CarRental	Avis - Gautrain - Centurion	3.23 Km
ParkingArea	Gautrain Centurion Parking Area	3.21 Km
RailwayStation	Gautrain Centurion Station	3.21 Km
Hospital/Clinic	South African National Blood Services - Die Hoewes Centre	3.84 Km
PoliceStation	Police Vehicle Clearance Office - Centurion	1.32 Km
PoliceStation	Police SAPS - Rooihuiskraal	4.67 Km
PoliceStation	Police SAPS - Lyttelton	4.89 Km
PrePrimarySchool	Kidz R Kidz	1.18 Km
PrePrimarySchool	So & Ntjie	1.86 Km
PrePrimarySchool	Speelkas Kleuterskool	2.00 Km
ShoppingCentre	Eco Boulevard Shopping Centre	0.33 Km
ShoppingCentre	Eco Decor Lifestyle Centre	0.53 Km
ShoppingCentre	Centurion Lifestyle Centre	1.50 Km
TertiaryInstitution	Damelin - Centurion	2.13 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.

The **Sectional Scheme Details** section shows a map of the sectional scheme which assists the user in visually referencing the area.

The **Transfer Information** provides a list of the last 10 available property transfers within the sectional scheme.

The **Growth and Activity graphs** show the median price and total volume of sales in the selected area by property type for recent years. Only properties which Lightstone classify as privately owned are used in these calculations and sales prices which are not inline with the market values for these properties are excluded from the analysis. This is done to arrive at a more accurate estimate of market value for properties within the selected area. The information used in this analysis is updated monthly. The median purchase price is the midpoint of all the purchase prices in the area. It is less affected by isolated outlying values and a stable indication of the typical transaction price in the area. Sectional title garage units, extreme outliers and probable land sales have been filtered before the median is calculated in order to reflect developed property price trends.

The **Tenure of Owners** graph depicts the tenure of ownership in the sectional scheme and is a measure of ownership stability. A recent seller is defined as a seller of a property where the sale was registered in the deeds office in the last 12 months.

The **Age of Residents** bar graph shows the age distribution of owners in the sectional scheme and is split into stable owners and recent buyers. A recent buyer is defined as a buyer, where the sale of the property was registered in the deeds office in the last 12 months.

The **Sectional Scheme Ranking** table enables user to identify those sectional schemes most similar in average value to the subject sectional scheme. The ranking is provided against other sectional schemes in the municipality, province and country. Please note that duets are excluded from these rankings. Rankings are determined by ranking the residential medians of the Lightstone AVM for the spatial area.

* Please note that duets are excluded from these rankings.

The **Bond Information** table shows primary bonds registered on properties within the sectional scheme for the last 12 months.

The **Lending by Institution** graph shows the total bonds registered by bank and by year for recent years Values in R000. The data is based on residential bonding activity with the exclusion of sectional title garage units.

The **Amenities Listing** shows the closest amenities to the subject sectional scheme including the distance from the subject sectional scheme.
