



AUCTIONEERS

In Association With

ACUPROP

PROPERTY AUCTION

ENTIRE RETAIL & COMMERCIAL BLOCK

IDEAL LOCATION & EXCELLENT FRONTAGE

GLA: 3 484m² with On-Site Parking

CAPE TOWN

25 Voortrekker Road | Goodwood Cape Town

Erf 2988, 2989, 2990, 2991 and 2994 Goodwood, Cape Town



Auction Date: Tuesday 9 October 2018 – 12H00
Venue: WH Cape Office – 17 Dacres Avenue, Epping 2, Cape Town
Auctioneer: Tim Varenzakis/Martin Dobowitz/Daniel Pelkowitz

For more information regarding auction registration, see Guideline for the Auction on page 4.

Contact for further info:

Daniel Pelkowitz
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WH Auctioneers Properties (PTY) Ltd
578 16th Road, Randjespark, Midrand
Tel: 0115745700

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www.whproperties.co.za



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The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.
Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, E. Varenzakis

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: WWW.WHAUCTIONS.COM

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1. GUIDELINE FOR THE AUCTION

Auction Date & Venue: Tuesday 9 October 2018 @ 12:00pm @ 17 Dacres Street, Epping 2, Cape Town.

Registration: Bidders can register at any time prior to auction or from 11am on auction day at the above-mentioned venue. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R50 000** in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Cash will NOT be accepted at the venue.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions set out in the Rules of Auction.

Registration Fee: R50 000.00 (Refundable to unsuccessful bidders)

Deposit: 21.5% of hammer price

Confirmation period: 7 Business days.

Balance of the purchase price payable within 21 business days after confirmation of sale.

The bid price excludes the buyer's premium which is payable over and above the purchase price.

Example: Highest bid with buyer's premium
 Bid Price: R 1 000 000
 Buyers comm. (10%) R 100 000
 15% VAT on the Buyer's Premium R 15 000
Total Purchase Price R 1 115 000

The auctioneers have the right to regulate the bidding at the auction and to bid on behalf of the seller up to (but not exceeding) the reserve price as mandated by the seller. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely, 11.5%) plus a 10% deposit on the purchase price of the Property.

The deposit is payable by way of a Bank Guaranteed cheque or electronic transfer. The deposit and buyer's premium are deposited into the WH Auctioneers Trust account.

For queries regarding the properties on auction contact:

Daniel Pelkowitz: 072 360 7510

WH Auctioneers offices: 011 574 5700

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2. GENERAL

Property Address: 25 Voortrekker Road, Goodwood, Cape Town
 Erf & Suburb & City: Erven 2988, 2989, 2990, 2991 and 2994 Goodwood, Cape Town

3. TITLE DEED INFORMATION

Deeds Office: Cape Town
 Title Deed No. T53502/2008

Erf Size:	Erf 2988	495m ²
	Erf 2989	410m ²
	Erf 2990	407m ²
	Erf 2991	405m ²
	<u>Erf 2994</u>	<u>402m²</u>
	TOTAL	2 119m²

GLA: +-3 484m²
 Zoning: General Business 4

4. LOCALITY

The subject property is located on Voortrekker Road, a busy expressway stretching along Cape Town's primary railway line which connects the Cape Town CBD to the Northern suburbs.

Voortrekker road is one of Cape Town's busiest commercial arterials, bisecting the N1 and N2. The road is predominantly bordered by retail and commercial holdings, interspersed with residential blocks of flats and mixed-use developments spanning from Salt river to Bellville. The commercial properties include a variety of business offerings, motor dealerships, utility stores, convenience stores petrol stations and mixed-use developments.

The subject property is a mixed-use block, with ground floor retail and first and second floor offices, in the Goodwood area, very close to the N7 intersection. It expands to both corners of the block with streets to either side and massive exposure and main street frontage. The property includes dedicated off-street parking. The property is easily accessed being less than 10km from the city centre, with public transport readily available off Voortrekker road and the nearby railway line at Goodwood station.

The GPS co-ordinates for the property is as follows:

S - 33°91'27.98"

E - 18°54'45.30"

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5. DESCRIPTION OF IMPROVEMENTS

The subject property consists of a 3 storey, commercial and retail building. The building is located on five erven measuring 2 119m² with a total gross lettable area (GLA) of 3 484m².

The building comprises ground floor retail which is fully occupied by various retailers.

The upper floors consist of office space which is occupied by numerous tenants as per the rent rolls below. The building is 80% occupied with 683m² remaining vacant.

The façade of the building comprises plastered and painted brickwork with steel window frames.

Access to the 2nd and 3rd floor is gained via internal staircases as well as a lift which is maintained by Kone Lifts.

Internal walling is predominantly prefabricated drywalling and plastered brickwork.

Internal floors are predominantly hardwearing carpets as well as ceramic tiles. Ceilings are dropped ceiling boards. There are communal ablution facilities and numerous storage rooms. There are also kitchen facilities for each side of the offices complete with tiled floors and built in cupboards. There is also a central atrium behind the building.

Numerous air conditioners are located throughout the building.

Parking

There is ample on-site parking at the back of the building which is accessed via a motorise security gate. There is also ample street parking around the building.

Site Access and Security

Access to the property is gained through a walk-in security gates directly off Voortrekker Road.

Services

Each unit has its own electricity and water metres which are monitored directly by the owners and billed directly to the tenants based on individual usage.

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Summary

Roof:	Corrugated IBR
External Walls:	Plastered and Painted Brickwork
Internal Walls:	Prefabricated Drywalling and Plastered Brickwork
External Floors:	Tiles/Tar/Concrete/Paved walkways
Internal floors:	Tiled/Carpets/Concrete
Condition:	The building appears to be in a good condition and has been well maintained by the owners over the years.

A structural survey of the building has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site.

Potential Upside

There is the opportunity to redevelop the top floor into residential flats and accommodation. The internal space offers a lot of underutilised space which would work excellently for a residential conversion. Furthermore, with numerous blocks of flats in the area and a zoning of General Business 4, there would not be any problem in converting. The building has the added bonus of on-site parking as well which is rare in this area.

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6. FINANCIAL INFORMATION

As per the rent roll and income statement attached, tenants are billed monthly for rental, electricity, water, sewerage, rates and refuse as well as parking and signage. Tenants are charged for electricity and water usage based on meter readings. Rental escalation ranges between **8% and 10% per annum**.

There is currently a 20% vacancy rate of approximately 683m².

The owner of the property is a VAT Vendor and charges VAT to each tenant.

The building is occupied by numerous commercial and retail tenants who are all signed up on triple net leases. Deposits are held for the majority of the tenants as per the schedule below.

The building is owner managed and there is an on-site caretaker.

Owners are responsible for maintenance, insurance as well as management.

ANNUAL GROSS RENTAL INCOME AT 80% OCCUPANCY

R2 628 960

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7. RENT ROLL

ACCOUNT	NAME	AREA	%	Rent	Rent per sqm	Commence Date	Expiry Date	Escalation rate	Tenants Deposit	Monthly Rates Charge	Rates Base	Current Rates 2018/9	New Monthly Charge
GOODWOOD - 25 Voortrekker Road													
erf 2989	25 Voortrekker Road, Goodwood												
GWVG01A	Nunso fast logistics	103.00	3%	R 9,900.00	96.12	11/1/2018	1/31/2019	10%	R 18,000	556.07	2,407.98	9,080.77	556.07
GWVG01B	Moosa Peer	79.00	2%	R 6,928.42	87.70	6/1/2015	5/31/2020	8%	R 5,500	399.16	2,175.00	6,964.86	399.16
GWVG01C	S Gaffoor	95.00	3%	R 8,882.50	93.50	2/1/2017	1/31/2019	10%	R 9,200	478.88	2,628.92	8,375.47	478.88
GWVG02	Resq medix	82.00	2%	R 8,929.80	108.90	9/1/2016	8/31/2019	10%	R 7,380	385.78	2,600.00	7,229.35	385.78
GWVG03	Imvusa Trading 1344 CC	120.00	3%	R 13,027.99	108.57	5/1/2018	4/30/2020	9%	R 11,952	612.51	3,229.40	10,579.54	612.51
GWVG04	PK Bompela	55.00	2%	R 7,717.60	140.32	9/1/2017	8/31/2020	10%	R 5,271	480.81	-920.71	4,848.96	480.81
GWVG05	R Rahman Enterprises	373.00	11%	R 20,608.20	55.25	12/1/2015	11/30/2020	7%	R 19,500	769.23	23,654.00	32,884.73	769.23
GWVG06	Bargain furniture factory	85.00	2%	R 8,470.00	99.65	9/1/2017	8/31/2020	10%	R 15,400	502.85	1,459.66	7,493.84	502.85
GWVG07	ABSA Bank Limited	6.00	0%	R 2,414.11	402.35	11/1/2014	10/31/2019	8%	R -	16.81	327.29	528.98	16.81
GWVG08	R Rahman Enterprises	72.00	2%	R -	-					304.55	2,693.11	6,347.72	304.55
GWVG47	BSS Be security smart	56.00	2%	R 4,500.00	80.36	10/1/2017	9/30/2019	10%	R 9,000	286.43	1,500.00	4,937.12	286.43
GWVG48	Vacant	14.00	0%	R -	-				R -	102.86	-	1,234.28	102.86
GWVG49	Vacant	23.00	1%	R -	-				R -	168.98	-	2,027.75	168.98
GWVG09	Vacant	199.00	6%	R -	-				R 8,000	1,077.32	4,616.60	17,544.40	1,077.32
GWVG10	Tshedza Protection Services	22.00	1%	R 2,635.60	119.80	7/1/2018	6/30/2019	10%	R 4,736	161.63	-	1,939.58	161.63
GWVG11	Own use	18.00	1%	R -	-				R -	134.20	-23.44	1,586.93	134.20
GWVG12	Somila Financial Services	44.00	1%	R 4,680.00	106.36	6/1/2018	5/31/2019	10%	R 3,520	254.12	829.71	3,879.16	254.12

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ACCOUNT	NAME	AREA	%	Rent	Rent per sqm	Commence Date	Expiry Date	Escalation rate	Tenants Deposit	Monthly Rates Charge	Rates Base	Current Rates 2018/9	New Monthly Charge
GWVG13	Vacant	75.00	2%	R -	-				R -	430.11	1,450.93	6,612.21	430.11
GWVG14	0	-	0%							-			
GWVG15	Tshedza Protection Services	26.00	1%	R 3,095.40	119.05	7/1/2018	6/30/2019	10%	R -	183.38	91.62	2,292.23	183.38
GWVG16	Kawesa Rashid Investments	39.00	1%	R 3,120.00	80.00	7/1/2018	6/30/2019	10%	R -	224.97	738.69	3,438.35	224.97
GWVG17	Extra dimensions 1504	39.00	1%	R 3,120.00	80.00	7/1/2018	6/30/2019	10%	R -	224.97	738.69	3,438.35	224.97
GWVG18	Finance debt clear	39.00	1%	R 3,120.00	80.00	8/1/2018	7/31/2019	10%	R -	224.97	738.69	3,438.35	224.97
GWVG19	Kingdom flow general trading	39.00	1%	R 3,375.00	86.54	8/1/2018	7/31/2019	10%	R 3,750	224.97	738.69	3,438.35	224.97
GWVG20	QCK Lezmin	98.00	3%	R 6,077.50	62.02	11/1/2016	10/31/2018	10%	R 9,130	572.11	1,774.69	8,639.96	572.11
GWVG21	Uzulakhe Buisness Solutions	26.00	1%	R 2,145.33	82.51	12/1/2015	11/30/2018	10%	R 1,600	135.26	669.06	2,292.23	135.26
GWVG22	Peninsula sky projects	7.00	0%	R 1,260.00	180.00	9/1/2018	8/31/2019	10%	R -	56.81	-64.64	617.14	56.81
GWVG23	Vacant	95.00	3%	R -	-				R -	513.08	2,218.52	8,375.47	513.08
GWVG24	Rocklands internet café	83.00	2%	R 5,800.00	69.88	9/1/2018	8/31/2021	8%	R 1,773	437.76	2,064.42	7,317.51	437.76
GWVG25	Vacant	92.00	3%	R -	-				R 11,040	531.23	1,736.19	8,110.98	531.23
GWVG26	True blue services	17.00	0%	R 2,057.00	121.00	9/1/2017	8/31/2020	10%	R 3,740	91.83	396.86	1,498.77	91.83
GWVG27	Khayalami security	91.00	3%	R 5,460.00	60.00	12/1/2017	11/30/2018	10%	R 8,190	500.38	2,018.25	8,022.82	500.38
GWVG28	Surgocube	66.00	2%	R 5,280.00	80.00	3/1/2018	2/28/2020	8%	R 3,630	406.46	941.25	5,818.75	406.46
GWVG29	ADMS Business Solutions (Pty) Ltd	241.00	7%	R 18,628.00	77.29	2/1/2018	1/31/2019	10%	R 25,509	1,234.75	6,430.30	21,247.24	1,234.75
GWVG30A	Famuba investments	31.00	1%	R 2,480.00	80.00	9/1/2018	8/31/2021	10%	R 2,902	105.89	1,462.38	2,733.05	105.89
GWVG31	Macdam Nell	42.00	1%	R 2,880.00	68.57	8/1/2018	7/31/2019	10%	R 1,210	250.37	698.45	3,702.84	250.37
GWVG50	Vacant	31.00	1%	R -	-					250.37		2,733.05	

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GWVG32	ADMS Business Solutions (Pty) Ltd	28.00	1%	R 2,142.80	76.53	2/1/2018	1/31/2019	10%	R 1,210	139.18	798.41	2,468.56	139.18
GWVG33	K2014044722	19.00	1%	R 2,100.00	110.53	10/1/2017	9/30/2018	10%	R 2,138	98.49	493.22	1,675.09	98.49
GWVG34	Vacant	52.00	1%	R -	-				R -	277.78	1,251.12	4,584.47	277.78
GWVG35	Abonde development solutions	43.00	1%	R 4,300.00	100.00	9/1/2018	8/31/2019	10%	R -	223.22	1,112.36	3,791.00	223.22
GWVG36	Ultimate audiovisual	15.00	0%	R 1,800.00	120.00	7/1/2018	6/30/2019	10%	R -	78.13	384.87	1,322.44	78.13
GWVG37	Integrated Security and Management S	72.00	2%	R 6,336.00	88.00	10/1/2016	9/30/2017	10%	R 5,760	406.92	1,464.67	6,347.72	406.92
GWVG38	Lighthouse Association for the Blind	14.00	0%	R 1,960.00	140.00	10/1/2018	9/30/2021	8%	R 2,624	154.30	-617.31	1,234.28	154.30
GWVG40	Arrive in style	13.00	0%	R 1,573.00	121.00	12/1/2015	11/30/2018	10%	R 1,300	96.92	-16.89	1,146.12	96.92
GWVG41	Rise security services	58.00	2%	R 4,930.00	85.00	7/1/2018	6/30/2021	10%	R -	433.81	-92.26	5,113.44	433.81
GWVG42	Vacant	66.00	2%	R -	-				R -	491.61	-80.54	5,818.75	491.61
GWVG43	ADMS Business Solutions (Pty) Ltd	59.00	2%	R 4,867.50	82.50	5/1/2017	4/30/2019	10%	R 4,425	442.78	-111.80	5,201.61	442.78
GWVG44	Consumer centric solutions	60.00	2%	R 5,500.00	91.67	2/1/2017	3/31/2019	10%	R -	446.23	-65.04	5,289.77	446.23
GWVG45	Consumer centric solutions	42.00	1%	R 3,850.00	91.67	2/1/2017	3/31/2019	10%	R -	308.57	-	3,702.84	308.57
GWVG46	Vacant	36.00	1%	R -	-				R -	270.99	-78.02	3,173.86	270.99
GWVG39	Consumer centric solutions	284.00	8%	R 13,128.50	46.23	2/1/2017	3/31/2019	10%	R 10,850	1,771.93	3,775.12	25,038.24	1,771.93
		3,484.00	100%	R 219,080.25	62.88					18,932.68	80,238.47	307,159.29	18,682.31

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578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: WWW.WHAUCTIONS.COM

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AUCTIONEERS
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8. INCOME STATEMENT

	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018
	Actual	Actual	Actual	Actual	Actual
25 Voortrekker road Goodwood					
1000/GwVG (Rent Received/GOODWOOD - 25 Voortrekker Road)	R 180,402	R 182,470	R 183,788	R 184,722	R 198,213
1100/GwVG (Electricity Recovered/GOODWOOD - 25 Voortrekker Road)	R 43,977	R 41,802	R 38,861	R 37,888	R 41,143
1120/GwVG (Sewerage Recovered/GOODWOOD - 25 Voortrekker Road)	R 2,682	R 3,326	R 3,925	R 2,764	R 3,168
1140/GwVG (Refuse Recovered/GOODWOOD - 25 Voortrekker Road)	R 2,537	R 2,991	R 2,835	R 2,430	R 2,441
1150/GwVG (Parking Bay Rental/GOODWOOD - 25 Voortrekker Road)	R 4,031	R 3,580	R 3,580	R 5,618	R 5,925
1350/GwVG (Operating Costs/GOODWOOD - 25 Voortrekker Road)	R 13,813	R 14,553	R 11,859	R 7,355	R 7,840
1450/GwVG (Key Costs/GOODWOOD - 25 Voortrekker Road)	R 220	R 200			R 800
1550/GwVG (Signage & Advertising/GOODWOOD 7 - 25 Voortrekker Road)	R 960	R 1,202	R 1,202	R 1,202	R 1,202
1600/GwVG (Bad Debts Recovered/GOODWOOD - 25 Voortrekker Road)			R 3,478	R 4,348	R 4,348
1650/GwVG (Legal Fees Recovered/GOODWOOD - 25 Voortrekker Road)	R 10,368	R 3,150	R 9,018	R 8,810	R 10,725
1900/GwVG (Lease Fee Recovered/GOODWOOD - 25 Voortrekker Road)	R 2,500	R 1,200	R 1,200	R 1,200	R 6,000
Net income	R 261,490	R 254,475	R 259,745	R 256,337	R 281,804
2600/GwVG (Cleaning Expenses/GOODWOOD - 25 Voortrekker Road)	R 3,436	R 546	R 1,153	R 3,436	R 546
2700/GwVG (Commission Paid/GOODWOOD - 25 Voortrekker Road)		R 1,750			R 8,040
3400/GwVG (Electricity/GOODWOOD - 25 Voortrekker Road)	R 50,078	R 32,878	R 31,071	R 33,861	R 29,979
3410/GwVG (Municipal Account: Water/GOODWOOD - 25 Voortrekker Road)	R 3,481	R 4,323	R 4,990	R 2,513	R 3,960
3420/GwVG (Municipal Account: Sewerage/GOODWOOD - 25 Voortrekker Road)	R 2,508	R 3,131	R 3,531	R 1,696	R 2,761
3430/GwVG (Municipal Account: Refuse/GOODWOOD - 25 Voortrekker Road)	R 1,712	R 1,712	R 1,712	R 1,712	R 1,712
3440/GwVG (Municipal Account: Rates/GOODWOOD - 25 Voortrekker Road)	R 23,704	R 24,494	R 22,914	R 23,704	R 25,284
4100/GwVG (Legal Fees/GOODWOOD - 25 Voortrekker Road)	R 8,023	R 9,137	R 3,762	R 2,430	R 3,051
4500/GwVG/ELE (Maintenance & Repairs/GOODWOOD - 25 Voortrekker Road/Electrics)		R 959		R 4,990	R 3,522
4500/GwVG/GEN (Maintenance & Repairs/GOODWOOD - 25 Voortrekker Road/Genera	R 2,788	R 5,441	R -6,197	R 943	R 5,441
4500/GwVG/HAR (Maintenance & Repairs/GOODWOOD - 25 Voortrekker Road/Hardwa	R 1,374		R 45		
4500/GwVG/LOC (Maintenance & Repairs/GOODWOOD - 25 Voortrekker Road/Locksmith & Locks)					R 160
4500/GwVG/PES (Maintenance & Repairs/GOODWOOD - 25 Voortrekker Road/Pest Co	R 380	R 380		R 380	R 380
4500/GwVG/PLU (Maintenance & Repairs/GOODWOOD - 25 Voortrekker Road/Plumbing)				R 2,795	
Expenses	R 97,483	R 84,751	R 62,980	R 78,460	R 84,835
Net income	R 164,007	R 169,724	R 196,765	R 177,877	R 196,970

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

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TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: WWW.WHAUCTIONS.COM

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9. SITE PHOTOGRAPHS



WH AUCTIONEERS PROPERTIES (PTY) LTD.

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Commercial & Retail Block – Goodwood Cape Town



WH AUCTIONEERS
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WH AUCTIONEERS PROPERTIES (PTY) LTD.
Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, E. Varenzakis

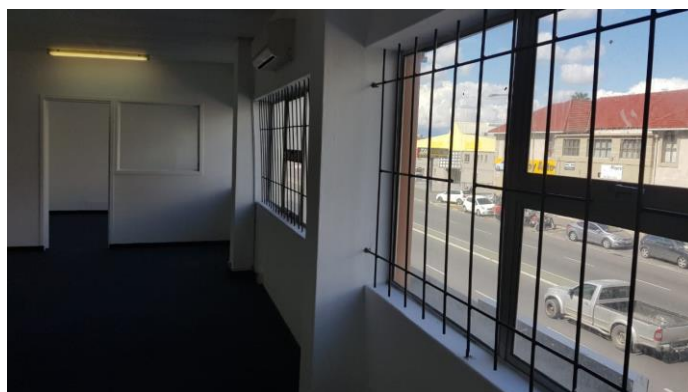
578 16TH ROAD, RANDJESPARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054
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Commercial & Retail Block – Goodwood Cape Town



AUCTIONEERS
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10. MUNICIPAL ACCOUNT

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CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Civic Centre
12 Hereng Boulevard 8001
PO Box 655 Cape Town 8000
VAT registration number
4500193477



Tax invoice number	104004829877
Customer VAT registration number	4870189604
Account number	215568120
Distribution code	
Business partner number	1001990867

Computer generated copy tax invoice

Tel: 086 010 3089 - Fax: 086 010 3090
Tel: International calls +27 21 401 4701
E-mail: accounts@capetown.gov.za
Correspondence: Director: Revenue, P.O. Box 655,
Cape Town 8000
Web address: www.capetown.gov.za


Account summary as at 28/08/2018		Due date	25/09/2018
AI 000025 VOORTREKKER RD/WEG_(UNIT 1), 25 BEAUFORT STREET, TOWNSEND ESTATE /			
Previous account balance			33874.51
Less payments (21/08/2018)	Thank you		33874.53-
Credit (a)			0.02-
Latest account - see overleaf			42987.79
Current amount due (b)	Payable by 25/09/2018		42987.79
	Total (a) + (b)		42987.77
Total (a) + (b) above		42987.77	
Total liability		42987.77	



Please note:

- Payment options
 - (a) Debit orders: Call 0860 103 089 or visit a Customer Service Centre. (b) Internet payments: Visit www.Easypay.co.za or www.payCity.co.za.
 - (c) Electronic payments (EFT): Select the City of Cape Town as a bank-listed beneficiary on your bank's website. Use only your nine-digit municipal account number as reference. (d) Direct debit of Nedbank: Please present your account number 215568120 to the bank teller. (e) Cash, debit and credit card: The City will recover the bank cost on a cash, debit and/or credit card payment on the amount above R7 000 per transaction per account number. The City absorbs such costs in respect of single payments of R7 000 and below.
- Interest will be charged on all amounts still outstanding after the due date.
- You may not withhold payment, even if you have submitted a query to the City concerning the account.
- Failure to pay could result in:
 - (a) The City recovering debt overdue on the purchasing of prepaid electricity.
 - (b) your water and/or electricity supply being disconnected/restricted. Immediate reconnection of the supply after payment cannot be guaranteed. A disconnection fee will be charged and your deposit amount might be increased.

Pay points: City of Cape Town cash offices or the vendors below:



Account number	215568120
Total due if not paid in cash	42987.77
Amount due if paid in cash	42987.70
	Rounded down amount carried forward to next invoice
	0.07

>>>> 915552155681201

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.
Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, E. Varenzakis

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054
TEL: 011-5745700 • FAX: 011-5745709
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Commercial & Retail Block – Goodwood Cape Town



AUCTIONEERS
The way auctions should be.

Account details as at 28/08/2018	Account number	215568120
ELECTRICITY (Period 21/07/2018 to 23/08/2018 - 34 Days) (Actual reading) A1 000025 VOORTREKKER RD/WEG_(UNIT 1), 25 BEAUFORT STREET, TOWNSEND ESTATE / Ed# 2989 Meter no: 3507506581553 / Consumption 25384.624 kWh / Daily average 746.607 kWh		
& Consumption charge: Commercial (Small Power User - High) (25384.624 kWh X R 1.4065)		35703.47
& Service charge (34 Days X R 49.3300)		1677.22
		37380.69
Add 15% VAT on amounts marked with & above		5607.10
		42987.79

Current account: Total due 42987.79

Meter details	Previous reading	New reading	Units used
ELECTRICITY 3507506581553 007	15401.748kWh (Actual)	15719.056kWh (Actual)	317.308(X80)kWh

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Commercial & Retail Block – Goodwood Cape Town



AUCTIONEERS
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CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Civic Centre
12 Hertzog Boulevard 8001
PO Box 655 Cape Town 8000
VAT Registration number
4500193497



2018 -09- 01

Page 1 of 2

Tax invoice number	140007276626
Customer VAT registration number	
Account number	135370823
Distribution code	
Business partner number	1000613020

Tax invoice

Tel: 086 010 3089 - Fax: 086 201 1017
Tel: International calls +27 21 401 4701
E-mail: accounts@capetown.gov.za
Correspondence : Director Revenue
PO Box 655 Cape Town 8000
Web address: www.capetown.gov.za

Account summary as at 24/08/2018		Due date 18/09/2018
At 000025 VOORTREKKER RD/WEG, 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989		
Previous account balance		4327.25
Less payments (21/08/2018)	Thank You	4327.26-
Credit (a)		0.01-
Latest account - see overleaf		4352.82
Current amount due (b)	Payable by 18/09/2018	4352.82
	Total (a) + (b)	4352.81
Total (a) + (b) above	4352.81	
Total liability	4352.81	

DROUGHT CRISIS
THINK WATER
www.capetown.gov.za/thinkwater

To receive this municipal account via e-mail SMS your account number and email address to 31223. Standard SMS rates apply.
WARNING! Dam levels remain critical. Keep saving water. Use 50L per person per day or less.

Please note:

1. Payment options:
(a) Debit orders: Call 0860 103 089 or visit a Customer Service Centre. (b) Internet payments: Visit www.Easypay.co.za or www.payCity.co.za.
(c) Electronic payments (EFT): Select the City of Cape Town as a bank-listed beneficiary on your bank's website. Use only your nine-digit municipal account number as reference. (d) Direct deposit at Nedbank: Please present your account number 135370823 to the bank teller.
(e) Cash, debit and credit card: The City will recover the bank cost on a cash, debit and/or credit card payment on the amount above R7 000 per transaction per account number. The City absorbs such costs in respect of single payments of R7 000 and below.
2. Interest will be charged on all amounts still outstanding after the due date.
3. You may not withhold payment, even if you have submitted a query to the City concerning this account.
4. Failure to pay could result in:
(a) the City recovering debt overdue on the purchasing of pre-paid electricity.
(b) your water and/or electricity supply being disconnected/restricted. Immediate reconnection of the supply after payment cannot be guaranteed. A disconnection fee will be charged and your deposit amount might be increased.

Pay points: City of Cape Town cash offices or the vendors below;

Account number	135370823
Amount due if not paid in cash	4352.81
Amount due if paid in cash	4352.80
Rounded down amount carried forward to next invoice	0.01

Barcode: >>>> 915551353708238

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Directors: S. Winterstein, E. Varenzakis

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AUCTIONEERS
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Account details as at 24/08/2018 Account number: 135970823



WATER (Period 21/07/2018 to 20/08/2018 - 31 Days) (Actual reading)	
At 000025 VOORTREKKER RD/WEG, 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989	
Meter no: BKXB438 / Consumption 41.000 kl / Daily average 1.323 kl	
& Consumption charge (commercial) (41.000 kl X R 45.7500)	1875.75
& Fixed Basic Charge (40mm - BKXB438)	400.00
	2275.75

SEWERAGE (Period 21/07/2018 to 20/08/2018 - 31 Days) (Actual reading)	
At 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989	
& Disposal charge (38.950 kl X R 38.7500)	1509.31
	1509.31

Add 15% VAT on amounts marked with & above **567.76**

Current account: Total due → **4,352.82**

Meter details		Previous reading	New reading	Units used
WATER	BKXB438/001	21028.000kl(Actual)	21069.000kl(Actual)	41.000kl

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AUCTIONEERS

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CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Civic Centre
12 Hertzog Boulevard 8001
PO Box 655 Cape Town 8000
VAT Registration number
4500193497

Tax invoice number	260006074503
Customer VAT registration number	4870189604
Account number	211129477
Distribution code	
Business partner number	1001990867

021112947724062018



2018-09-01

Tax invoice

Tel: 086 010 3089 - Fax: 086 201 1017
Tel: International calls +27 21 401 4701
E-mail: accounts@capetown.gov.za
Correspondence : Director Revenue
PO Box 655 Cape Town 8000
Web address: www.capetown.gov.za

Account summary as at 24/08/2018		Due date: 18/09/2018
At 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989		
Previous account balance		30072.02
Less payments (21/08/2018)	Thank You	30072.02-
(a)		0.00
Latest account - see overleaf		32046.36
Current amount due (b)	Payable by 18/09/2018	32046.36
Total (a) + (b) above	Total (a) + (b)	32046.36
Total liability	32046.36	

DROUGHT CRISIS
THINK WATER
www.capetown.gov.za/thinkwater

To receive this municipal account via e-mail SMS your account number and email address to 31223. Standard SMS rates apply.
WARNING! Dam levels remain critical. Keep saving water. Use 50L per person per day or less.

Please note:

1. Payment options
(a) Debit orders: Call 0860 103 089 or visit a Customer Service Centre. (b) Internet payments: Visit www.Easypay.co.za or www.payCity.co.za.
(c) Electronic payments (EFT): Select the City of Cape Town as a bank-listed beneficiary on your bank's website. Use only your nine-digit municipal account number as reference. (d) Direct deposit at Nedbank: Please present your account number 211129477 to the bank teller.
(e) Cash, debit and credit card: The City will recover the bank cost on a cash, debit and/or credit card payment on the amount above R7 000 per transaction per account number. The City absorbs such costs in respect of single payments of R7 000 and below.
2. Interest will be charged on all amounts still outstanding after the due date.
3. You may not withhold payment, even if you have submitted a query to the City concerning this account.
4. Failure to pay could result in:
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Pay points: City of Cape Town cash offices or the vendors below;

NEDBANK **SHOPRITE** **Checkers** **WOOLWORTHS** **W** **SPAR** **A**
Post Office **Pick n Pay** **EasyPay** **payCity** **PEP**

Account number: 211129477
Amount due if not paid in cash: 32046.36
Amount due if paid in cash: 32046.30
Rounded down amount carried forward to next invoice: 0.06

Barcode: >>>> 91555211294776

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Account details as at 24/08/2018 Account number 211129477



	PROPERTY RATES (Period 25/07/2018 to 24/08/2018) 31 Days At 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989 Total value # From 25/07/2018 : R 21467665.00 @ 0.0143080 ÷ 365 x 31	26087.51	26087.51
	WATER (Period 21/07/2018 to 20/08/2018 - 31 Days) (Actual reading) At 000025 VOORTREKKER RD/WEG, 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989 Meter no: 16702153 / Consumption 36.000 kl / Daily average 1.161 kl & Consumption charge (commercial) (36.000 kl X R 45.7500) & Fixed Basic Charge (40mm - 16702153)	1647.00 400.00	2047.00
	REFUSE (Period 25/07/2018 to 24/08/2018) 31 Days At 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989 & Refuse charge (9 X 240IBIN X 1 Removals)	1357.02	1357.02
	REFUSE (Period 25/07/2018 to 24/08/2018) 31 Days At 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989 & Refuse charge (3 X 240IBIN X 1 Removals)	452.34	452.34
	SEWERAGE (Period 21/07/2018 to 20/08/2018 - 31 Days) (Actual reading) At 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989 & Disposal charge (34.200 kl X R 38.7500)	1325.25	1325.25

Add 15% VAT on amounts marked with & above **777.24**
0% VAT on amounts marked with # above

Current account: Total due → **32,046.36**

Meter details		Previous reading	New reading	Units used
WATER	16702153/001	2606.000kl(Actual)	2642.000kl(Actual)	36.000kl
Meter details		From Period	To Period	Units Purchased
PREPAID	1068268190/	01.JUL.2018	31.JUL.2018	0.000units

The way auctions should be.

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Commercial & Retail Block – Goodwood Cape Town



AUCTIONEERS
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Civic Centre
12 Hertzog Boulevard 8001
PO Box 655 Cape Town 8000
VAT Registration number
4500193497

Page 1 of 2
Tax invoice number 120007525104
Customer VAT registration number 4870189604
Account number 215745556
Distribution code
Business partner number 1001990867



2018 -09- 01

Tax invoice
Tel: 086 010 3089 - Fax: 086 201 1017
Tel: International calls +27 21 401 4701
E-mail: accounts@capetown.gov.za
Correspondence : Director Revenue
PO Box 655 Cape Town 8000
Web address: www.capetown.gov.za

Account summary as at 24/08/2018		Due date 18/09/2018
At 000025-VOORTREKKER RD/WEG, 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989		
Previous account balance		718.75
Less payments (21/08/2018)	Thank You	718.75-
(a)		0.00
Latest account - see overleaf		772.23
Current amount due (b)	Payable by 18/09/2018	772.23
	Total (a) + (b)	772.23
Total (a) + (b) above	772.23	
Total liability	772.23	

**DROUGHT CRISIS
THINK WATER**
www.capetown.gov.za/thinkwater

To receive this municipal account via e-mail SMS your account number and email address to 31223. Standard SMS rates apply.
WARNING! Dam levels remain critical. Keep saving water. Use 50L per person per day or less.

Please note:
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(e) Cash, debit and credit card: The City will recover the bank cost on a cash, debit and/or credit card payment on the amount above R7 000 per transaction per account number. The City absorbs such costs in respect of single payments of R7 000 and below.
2. Interest will be charged on all amounts still outstanding after the due date.
3. You may not withhold payment, even if you have submitted a query to the City concerning this account.
4. Failure to pay could result in:
(a) the City recovering debt overdue on the purchasing of pre-paid electricity,
(b) your water and/or electricity supply being disconnected/restricted. Immediate reconnection of the supply after payment cannot be guaranteed. A disconnection fee will be charged and your deposit amount might be increased.

Pay points: City of Cape Town cash offices or the vendors below;

Account number 215745556

Amount due if not paid in cash	772.23
Amount due if paid in cash	772.20
Rounded down amount carried forward to next invoice	0.03

The way auctions should be.

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Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, E. Venzakiss

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Account details as at 24/08/2018 Account number 215745556



WATER (Period 20/06/2018 to 20/08/2018 - 62 Days) (Actual reading)	
At 000025 VOORTREKKER RD/WEG, 25 BEAUFORT STREET, TOWNSEND ESTATE / Erf 2989	
Meter no: D12UF034796 / Consumption 1.000 kl / Daily average 0.016 kl	
& From 20/06/2018 : Consumption charge (commercial) (0.177 kl X R 50.0000)	8.87
& From 01/07/2018 : Consumption charge (commercial) (0.823 kl X R 45.7500)	37.63
& Fixed Basic Charge (50mm - D12UF034796)	625.00
Reversal of estimated consumption (0.000 kl)	0.00
	671.50
Add 15% VAT on amounts marked with & above	100.73

Current account: Total due → **772.23**

Meter details		Previous reading	New reading	Units used
WATER	D12UF034796/001	247.000kl(Actual)	248.000kl(Actual)	1.000kl

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11. ZONING INFORMATION

GENERAL BUSINESS AND MIXED USE ZONES	SUBZONE	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE BASE LEVEL	BUILDING LINES		STREET CENTRELINE SETBACK	OTHER PROVISIONS
					Street boundary	Common boundaries		
GENERAL BUSINESS SUBZONES (GB1–GB7) PRIMARY USES Business premises, dwelling house, second dwelling, boarding house, flats, place of instruction, place of worship, institution, hospital, place of assembly, place of entertainment, hotel, conference facility, service trade, authority use, utility service, rooftop base telecommunication station, multiple parking garage, private road and open space CONSENT USES Adult shop, adult entertainment business, adult services, Informal trading, expo-centre, motor repair garage, warehouse, freestanding base telecommunication station, wind turbine infrastructure, transport use, helicopter landing pad and service station	GB1	1,5	100%	15,0 m	0,0 m up to 10,0 m height; 4,5 m above 10,0 m	0,0 m	8,0 m	Residential incentive in respect of GB7 Hotel floor space concession
	GB2	2,0	100%	15,0 m	0,0 m up to 10,0 m height; 4,5 m above 10,0 m	0,0 m	8,0 m	Canopy or balcony projection Public pedestrian footway along street boundary
	GB3	2,0	100%	25,0 m	0,0 m up to 10,0 m height; 4,5 m above 10,0 m	0,0 m	8,0 m	Street corners Parking and access
	GB4	3,0	100%	25,0 m	0,0 m up to 10,0 m height; 4,5 m above 10,0 m	0,0 m	8,0 m	Loading Screening Wind mitigation
	GB5	4,0	100%	25,0 m	0,0 m	0,0 m	8,0 m	Service station and motor repair garage
	GB6	6,0	100%	38,0 m	0,0 m up to 25,0 m height; ½ (H-25 m) above 25,0 m	0,0 m	8,0 m	Informal trading

The way auctions should be.

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12. LEASE AGREEMENT EXTRACT

AGREEMENT OF LEASE

made and entered into by and between

(hereinafter called "the Landlord") of the First Part
represented herein by

who is duly authorised to do so,

AND

EXTRA DIMENSIONS 1504 (PTY) LTD
REGISTRATION NUMBER: 2016/294575/07

(hereinafter called "the Tenant") of the Second Part

represented herein by

CHALWYN JOY VORSTER
IDENTIFICATION NUMBER: 7307190089058

who is duly authorised to do so

The Landlord hereby lets to the Tenant who hereby hires the premises described in clause 2 and 3 herein on the terms and conditions as set out in the Schedule and General Conditions.



Initial Here

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WH AUCTIONEERS PROPERTIES (PTY) LTD.
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Commercial & Retail Block – Goodwood Cape Town



WH AUCTIONEERS
The way auctions should be.

Schedule

- 1. NAME OF PREMISES: 25 ON VOORTREKKER
2. ADDRESS OF PREMISES: 25 VOORTREKKER ROAD, GOODWOOD
3. PREMISES: UNIT 27
4. LEASE PERIOD: 1 YEAR
Commencement date: 1 JULY 2018
Termination date: 30 JUNE 2019
5. RENEWAL PERIOD: 1 YEAR
Commencement date: 1 JULY 2019
Termination date: 30 JUNE 2020

(To be exercised by the Tenant in writing and to reach the Landlord not later than 3 (three months) before the termination of this Lease Agreement)

6. RENTAL & COSTS:

6.1 Basic Rental

Table with 4 columns: RENTAL, VAT, TOTAL. Row 1: 1/7/2018 – 30/6/2019: R3 120.00 + R468.00 = R3 588.00

6.2 Contribution to Rates and Taxes

From the Lease Commencement Date until 30 June 2019, the monthly contribution to Rates and Taxes will be R226.88 + VAT.

Rates Increases and other Municipal Charges will be charged in accordance with Clause 3.3 of the Lease Agreement and any increases as per the City Council in the future from time to time.

6.3 Operating Costs

The Tenant shall be obliged to contribute towards the Operating Costs incurred during the Lease Period by way of monthly payments to the Lessor in the amount of the Tenant's Contribution, payable monthly in advance together with and in addition to payment of the monthly rental and service charges.

The Tenant will be liable for 7.5% of all monthly Operating Costs incurred for the building on a monthly basis. This percentage is based on the pro rata total square meterage occupied by the Tenant in relation to the entire building.

6.4 Service Charges

The Tenant will be liable for 1.7% of all service charges incurred on the FIRST FLOOR, LEFT WING of the building, being the area in which the lettable office is situated.

- 7. TURNOVER RENTAL FOR LEASE PERIOD: Not Applicable

- 8. PURPOSE FOR WHICH PREMISES ARE LET: The premises is to be used by the Lessee exclusively as offices and may under no circumstances be used for retail purposes.



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Commercial & Retail Block – Goodwood Cape Town



AUCTIONEERS

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9.	DOMICILIUM CITANDI ET EXECUTANDI OF LANDLORD:	Eliangexi Investments (Pty) Ltd, The Hadjidakis Building, c/o Cochrane and Gunners Circle, Epping 1, Cape Town, Western Cape.	
10.	DOMICILIUM CITANDI ET EXECUTANDI OF TENANT:	The Premises	
11.	ADMINISTRATION CHARGES:		R1 200.00 + vat
12.	KEY COSTS:		R200.00 + vat
13.	RENTAL OF 1 PARKING BAY (IF APPLICABLE)		R150 + vat
14.	DEPOSIT:		R7 200.00
15.	MONTHLY SIGNAGE RENTAL (IF APPLICABLE) (to escalate annually at 10%)		N/A

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AUCTIONEERS
The way auctions should be.

13. TITLE DEED

274
Grant Gunston

Prepared by me

FEE
R. 1000.00

[Signature]
CONVEYANCER
FERNDALE LJ

VERBIND MORTGAGED
VIR FOR R. 15 500 000.00
B 050850/08
[Signature]
REGISTRAR/REGISTRAR

DEED OF TRANSFER **T053502/08**

BE IT HEREBY MADE KNOWN THAT

MICHAEL GORDON LUTHER WILKEN

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Wynberg on 19 May 2008 granted to him by

ALTIUS TRADING 139 (PROPRIETARY) LIMITED
No. 2005/027044/07

DATA / VERIFY
15 01 2008
DELIVERED

The way auctions should be.

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AUCTIONEERS

The way auctions should be.

Page 2

And the appearer declared that his said principal had, on 4 April 2008, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

ELIANGEXI INVESTMENTS (PROPRIETARY) LIMITED
No. 1996/010481/07

or its Successors in Title or assigns, in full and free property

1. REMAINDER ERF 2989 GOODWOOD
Situat in the City of Cape Town
Cape Division
PROVINCE OF THE WESTERN CAPE

IN EXTENT 410 (FOUR HUNDRED AND TEN) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T10963/1950 with diagram no. 4980/45 annexed and held by Deed of Transfer No. T24799/2006.

SUBJECT to the conditions referred to in Deed of Transfer No. T7701/1905.

2. REMAINDER ERF 2990 GOODWOOD
Situat in the City of Cape Town
Cape Division
PROVINCE OF THE WESTERN CAPE

IN EXTENT 407 (FOUR HUNDRED AND SEVEN) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T10963/1950 with diagram no. 4979/45 annexed and held by Deed of Transfer No. T24799/2006.

SUBJECT to the conditions referred to in Deed of Transfer No. T7701/1905.

3. REMAINDER ERF 2991 GOODWOOD
Situat in the City of Cape Town
Cape Division
PROVINCE OF THE WESTERN CAPE

IN EXTENT 405 (FOUR HUNDRED AND FIVE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T10963/1950 with diagram no. 4978/45 annexed and held by Deed of Transfer No. T24799/2006.

SUBJECT to the conditions referred to in Deed of Transfer No. T7701/1905.

The way auctions should be.

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**AUCTIONEERS**

The way auctions should be.

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4. REMAINDER ERF 2994 GOODWOOD
Situat in the City of Cape Town
Cape Division
PROVINCE OF THE WESTERN CAPE

IN EXTENT 402 (FOUR HUNDRED AND TWO) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T5252/1910 with diagram annexed
and held by Deed of Transfer No. T24799/2006.

SUBJECT to the conditions referred to in Deed of Transfer No. T5252/1910.

5. ERF 2988 GOODWOOD
Situat in the City of Cape Town
Cape Division
PROVINCE OF THE WESTERN CAPE

IN EXTENT 495 (FOUR HUNDRED AND NINETY FIVE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T5457/1916 with diagram annexed
and held by Deed of Transfer No. T24799/2006.

SUBJECT to the conditions as are referred to in Deed of Transfer No. T5457/1916.

The way auctions should be.

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Page 4

WHEREFORE the said Appearer, renouncing all right and title which the said

ALTIUS TRADING 139 (PROPRIETARY) LIMITED
No. 2005/027044/07


heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

ELIANGEXI INVESTMENTS (PROPRIETARY) LIMITED
No. 1996/010481/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R15 000 000,00 (FIFTEEN MILLION RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 11 August 2008



q.q.

In my presence



REGISTRAR OF DEEDS

The way auctions should be.

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