



# Wespark Palms

PROPERTY PORTFOLIO DISPOSAL  
MIGUEL RODRIGUES

Township KROONSTAD EXT 50, Erf 5679/0

## REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	T18140/2007
Erf Number	5679	Registered Size	8376.0000SQM
Portion Number	0	Municipality	MOQHAKA LOCAL MUNICIPALITY
Township	KROONSTAD EXT 50	Province	FREESTATE
Registration Division	KROONSTAD RD	Coordinates (Lat/Long)	-27.644845 / 27.225050
Deeds Office	BLOEMFONTEIN		

## OWNER DETAILS

### Owner 1 of 1

Person Type	COMPANY	Title Deed	T3984/2014
Name	IVORY SUN TRADING 115 PTY LTD	Purchase Date	2013/05/02
Registration Number	201100659807	Purchase Price (R)	8,208,000
Share (%)	-	Registration Date	2014/04/17

## MAPS



## PROPERTY INFORMATION

Address	Address
Primary Use	Primary Use
Estate	Estate

## BUILDINGS

The Erf is zoned General Residential and comprise 67 Residential opportunities of 1, 2 and 3 bedrooms as well as 11 single garages. Sixteen of the units and four garages have been built and are fully tenanted. Kroonstad is situated approximately in the centre between Johannesburg and Bloemfontein and according to the estate agents, this will be confirmed in their report, the demand is primarily driven by the Public sector.

### Main drivers:

Provincial hospital growing vast over the last few years, Correctional services, Public Schools, Military Base, mines.

### Demand:

High for letting as well as sales.

UNIT TYPE	AMOUNT	SIZE - m <sup>2</sup>	NUMBER COMPLETED
1 Bedroom + Carport	20	40	8
2 Bedroom + Carport	45	60	6
2 Bedroom + Garage	2	80	2
Garages	11	18	-

## PRICE BRACKET

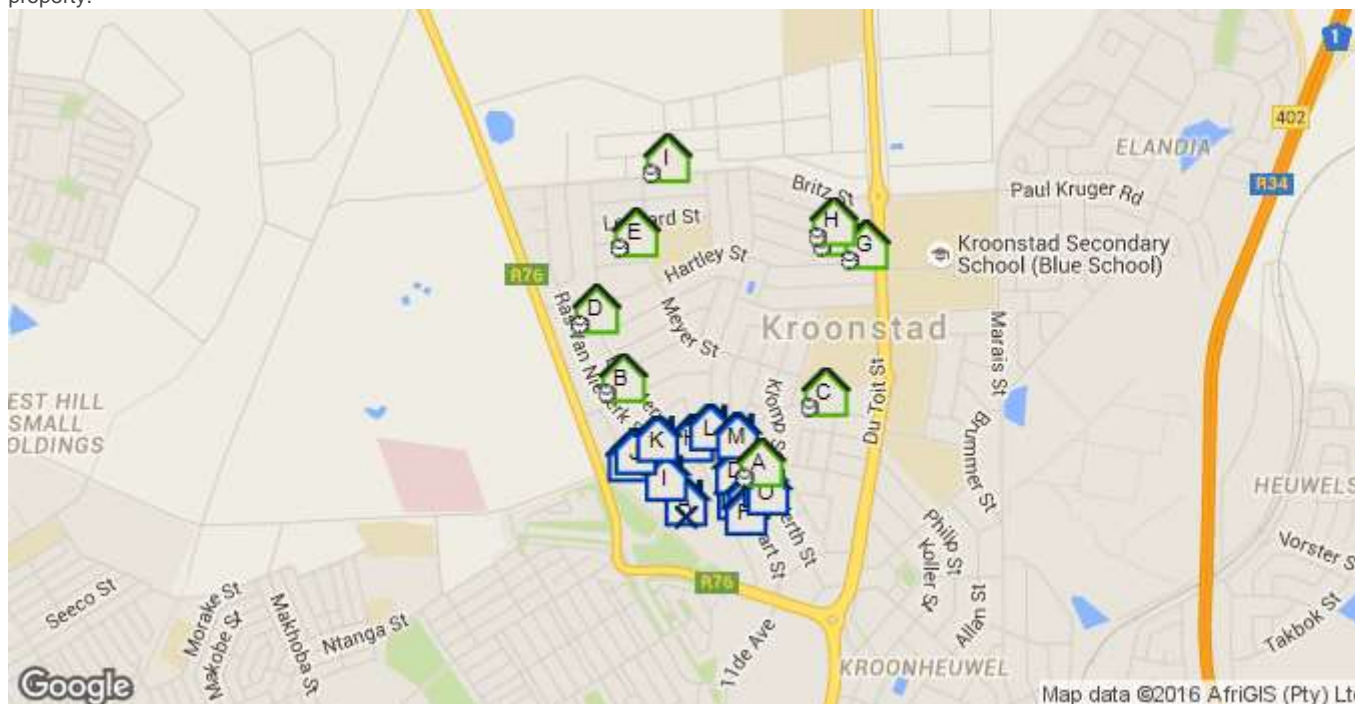
It has been estimated that the finished product be entered into the market as per the following:

## DEMAND

## ZONING

## SALES

Sales shows the details of the most recent transfers, sales pending registration and properties for sale in close proximity to the specified property.



### Recently Registered Transfers

	Address / Property Description	Size (m <sup>2</sup> )	Sales Price (R)	Distance (m)	Sold	Transferred
A	26 ALWYN SCHLEBUSCH STREET WESPARK	8 376	8,208,000	-	2013/05/02	2014/04/17
B	20 BEN MERVIS STREET NOORDHOEK	855	300,000	222	2015/08/13	2015/11/18
C	21 STEWART STREET NOORDHOEK	882	350,000	254	2015/07/13	2015/08/12
D	25 STEWART STREET NOORDHOEK	745	200,000	251	2015/03/09	2015/05/26
E	19 STEWART STREET NOORDHOEK	745	7,500	267	2011/12/09	2014/11/24
F	14 BEN MERVIS STREET NOORDHOEK	855	400,000	257	2014/06/25	2014/09/25
G	42 ALWYN SCHLEBUSCH STREET WESPARK	1 062	530,000	304	2014/12/04	2015/02/13
H	54 FOURIE STREET WESPARK	1 288	130,000	271	2014/04/17	2014/06/10
I	3 ERLANK STREET WESPARK	1 160	600,000	133	2012/12/06	2013/06/03
J	15 ERLANK STREET WESPARK	1 114	625,000	302	2014/06/02	2014/08/07
K	17 RAS VAN NIEKERK STREET WESPARK	1 019	680,000	294	2014/03/27	2014/06/18
L	50 FOURIE STREET MOREWAG	1 229	580,000	333	2014/11/27	2015/02/05
M	36 STEWART STREET NOORDHOEK	916	650,000	354	2015/04/14	2015/08/19
N	22A STEWART STREET NOORDHOEK	751	7,500	338	2011/12/09	2014/11/24
O	20 STEWART STREET NOORDHOEK	1 041	380,000	349	2014/08/25	2014/11/05

### Sales Pending Registration

	Address / Property Description	Size (m <sup>2</sup> )	Sales Price (R)	Distance (m)
A	54A KLOMP STREET NOORDHOEK	476	330,000	359
B	38 RAS VAN NIEKERK STREET WESPARK	1 278	-	593
C	17 FOURIE STREET NOORDHOEK	1 425	520,000	751
D	81 BEN MERVIS STREET WESPARK	1 121	840,000	903
E	4 GLASSER STREET MOREWAG	992	-	1 162
F	8 HARTLEY STREET MOREWAG	1 021	460,000	1 313
G	63 DU TOIT STREET MOREWAG	1 189	680,000	1 327
H	5 SMIEDT STREET MOREWAG	1 011	580,000	1 341
I	57 BRITZ STREET MOREWAG	992	-	1 459

### Properties For Sale

Address / Property Description	Size (m <sup>2</sup> )	Listing Price (R)	Distance (m)	Listed	Property24 Listing
KROONSTAD EXT 50 (DETAILS WITHHELD *)	-	895,000	745	2015/10/21	<a href="#">103316753</a>
KROONSTAD EXT 29 (DETAILS WITHHELD *)	-	1,500,000	1 183	2016/01/07	<a href="#">103481555</a>

\* The property location has been withheld at the estate agent's request and is not visible in the Sales Map.

## Sales Analysis

26 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m <sup>2</sup>	Extent (m <sup>2</sup> )
Highest Priced Property	8,208,000	980	8 376
Average Priced Property	812,286	603	1 347
Lowest Priced Property	7,500	10	751

## PLANS

### Site Plan





Marketing Impressions





Completed Units – August 2009











## CONTACT

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