

PROPERTY INFORMATION PACK

AUCTION DATE:	Tuesday, 10th October 2017
AUCTION TIME:	11H00
PROPERTY ADDRESS:	22 Market Square, Graaff Reinet
SHOWDAY DATE:	View by Appointment
AUCTION VENUE:	Durban Country Club, Isaiah Ntshangase Road, Durban
CONTACT PERSON:	Blackie Swart ☎ 064 509 5639
TERMS & CONDITIONS:	Reserved Auction: Refundable registration fee of R 50 000. 21.4% deposit on the fall of the hammer, strictly bank cheque or EFT. Guarantees for the balance of the purchase price are to be furnished by the purchaser within forty-five (45) days of acceptance of the sale by the Seller. The auction is conducted in terms of the CPA regulations Act 68 of 2008. This auction is subject to a right to bid by or on behalf of the seller. Further Terms & Conditions apply. Cost of Auction R 380k

PRIME RETAIL BUILDING • NATIONAL ANCHOR NOT TRADING • LEASE TILL 2021 • HIGH INCOME

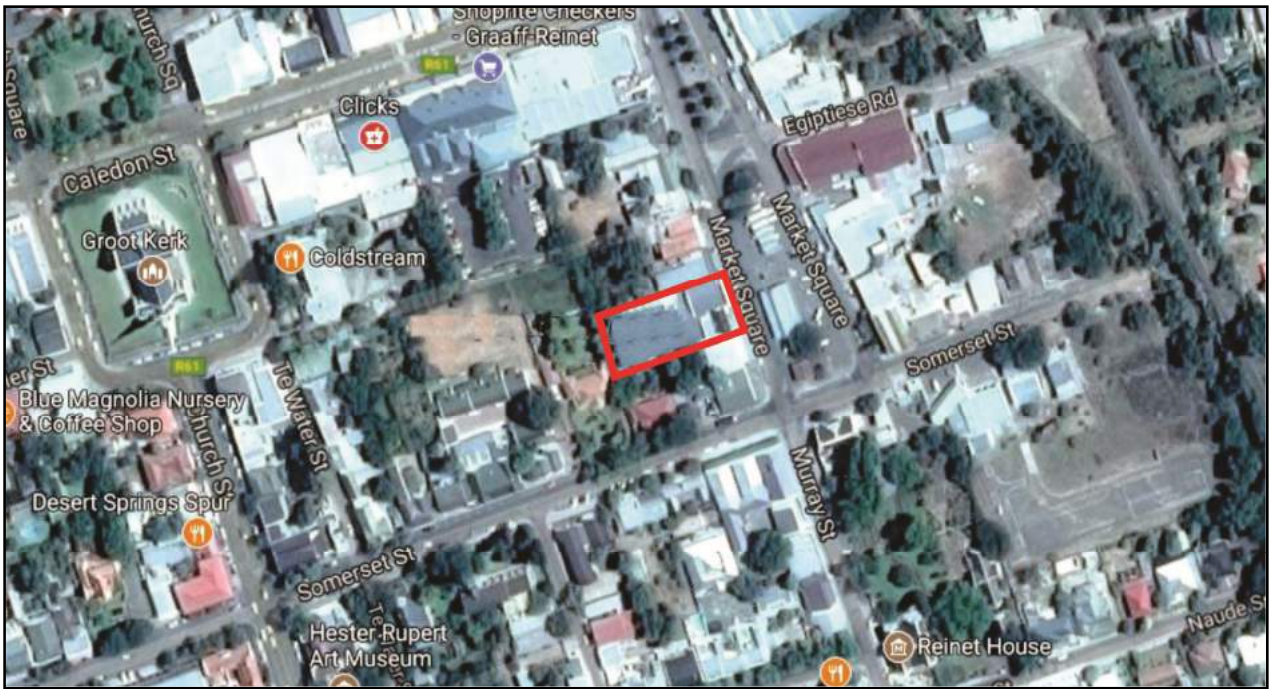


22 MARKET SQUARE, GRAAFF REINET

PROPERTY INFORMATION PACK

PROPERTY DESCRIPTION

PROPERTY ADDRESS : 22 Market Square, Graaff Reinet
ERF/STAND NUMBER : ERF 4233, Graaff Reinet
ERF/STAND SIZE : 1 868 m²
GLA : ± 1 450m²



The Property comprises of:

- 2 x Retail outlets
- National Tenant – Not trading

Tenant

1. Boxer Superstore – Lease to 2021
2. Bismillah Mini Market – Monthly



PROPERTY INFORMATION PACK

4 YEAR INCOME FORECAST

TENANT	BOXER	BISMILLAH MINI MARKET
GLA	1 450m²	
LEASE PERIOD	01/12/2017 to 30/11/2018	Monthly
DECEMBER	R 112 098.47	R 5 700.00
JANUARY	R 112 098.47	R 5 700.00
FEBRUARY	R 112 098.47	R 5 700.00
MARCH	R 112 098.47	R 5 700.00
APRIL	R 112 098.47	R 5 700.00
MAY	R 112 098.47	R 5 700.00
JUNE	R 112 098.47	R 5 700.00
JULY	R 112 098.47	R 5 700.00
AUGUST	R 112 098.47	R 5 700.00
SEPTEMBER	R 112 098.47	R 5 700.00
OCTOBER	R 112 098.47	R 5 700.00
NOVEMBER	R 112 098.47	R 5 700.00
TOTAL	R 1 345 181.64	R 68 400.00
GROSS INCOME - 2018	R 1 413 581.64	

EXPENSES		
RATES & TAXES	R	29 711.00
REFUSE	R	7 417.30
SEWERAGE	R	2 910.94
ELECTRICITY	R	6 000.00
INSURANCE	R	11 535.84
TOTAL EXPENSES	R	57 575.08

RECOVERIES		
RATES & TAXES	R	9 949.62
REFUSE	R	7 417.30
NETT INCOME - 2018	R	1 373 373.48

TOTAL NETT INCOME 2018 - 2021	R	6 032 038.44
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TENANT	BOXER	BISMILLAH MINI MARKET
GLA	1 450m²	
LEASE PERIOD	01/12/2018 to 30/11/2019	Monthly
NOVEMBER	R 118 824.38	R 6 156.00
DECEMBER	R 118 824.38	R 6 156.00
JANUARY	R 118 824.38	R 6 156.00
FEBRUARY	R 118 824.38	R 6 156.00
MARCH	R 118 824.38	R 6 156.00
APRIL	R 118 824.38	R 6 156.00
MAY	R 118 824.38	R 6 156.00
JUNE	R 118 824.38	R 6 156.00
JULY	R 118 824.38	R 6 156.00
AUGUST	R 118 824.38	R 6 156.00
SEPTEMBER	R 118 824.38	R 6 156.00
OCTOBER	R 118 824.38	R 6 156.00
TOTAL	R 1 425 892.56	R 73 872.00
GROSS INCOME - 2019	R 1 499 764.56	

EXPENSES		
RATES & TAXES	R	29 711.00
REFUSE	R	7 417.30
SEWERAGE	R	2 910.94
ELECTRICITY	R	6 000.00
INSURANCE	R	11 535.84
TOTAL EXPENSES	R	57 575.08

RECOVERIES		
RATES & TAXES	R	9 949.62
REFUSE	R	7 417.30
NETT INCOME - 2018	R	1 459 556.40

TENANT	BOXER	BISMILLAH MINI MARKET
GLA	1 450m²	
LEASE PERIOD	01/12/2019 to 30/11/2020	Monthly
NOVEMBER	R 125 953.84	R 6 648.48
DECEMBER	R 125 953.84	R 6 648.48
JANUARY	R 125 953.84	R 6 648.48
FEBRUARY	R 125 953.84	R 6 648.48
MARCH	R 125 953.84	R 6 648.48
APRIL	R 125 953.84	R 6 648.48
MAY	R 125 953.84	R 6 648.48
JUNE	R 125 953.84	R 6 648.48
JULY	R 125 953.84	R 6 648.48
AUGUST	R 125 953.84	R 6 648.48
SEPTEMBER	R 125 953.84	R 6 648.48
OCTOBER	R 125 953.84	R 6 648.48
TOTAL	R 1 511 446.08	R 79 781.76
GROSS INCOME - 2020	R 1 591 227.84	

EXPENSES		
RATES & TAXES	R	29 711.00
REFUSE	R	7 417.30
SEWERAGE	R	2 910.94
ELECTRICITY	R	6 000.00
INSURANCE	R	11 535.84
TOTAL EXPENSES	R	57 575.08

RECOVERIES		
RATES & TAXES	R	9 949.62
REFUSE	R	7 417.30
NETT INCOME - 2018	R	1 551 019.68

TENANT	BOXER	BISMILLAH MINI MARKET
GLA	1 450m²	
LEASE PERIOD	01/12/2020 to 30/11/2021	Monthly
NOVEMBER	R 133 511.07	R 7 180.35
DECEMBER	R 133 511.07	R 7 180.35
JANUARY	R 133 511.07	R 7 180.35
FEBRUARY	R 133 511.07	R 7 180.35
MARCH	R 133 511.07	R 7 180.35
APRIL	R 133 511.07	R 7 180.35
MAY	R 133 511.07	R 7 180.35
JUNE	R 133 511.07	R 7 180.35
JULY	R 133 511.07	R 7 180.35
AUGUST	R 133 511.07	R 7 180.35
SEPTEMBER	R 133 511.07	R 7 180.35
OCTOBER	R 133 511.07	R 7 180.35
TOTAL	R 1 602 132.84	R 86 164.20
GROSS INCOME - 2021	R 1 688 297.04	

EXPENSES		
RATES & TAXES	R	29 711.00
REFUSE	R	7 417.30
SEWERAGE	R	2 910.94
ELECTRICITY	R	6 000.00
INSURANCE	R	11 535.84
TOTAL EXPENSES	R	57 575.08

RECOVERIES		
RATES & TAXES	R	9 949.62
REFUSE	R	7 417.30
NETT INCOME - 2018	R	1 648 088.88

**Lease agreements available on request

PROPERTY INFORMATION PACK

RATES & TAXES – THE DIFFERENCE 2010/17 IS RECOVERED

TAX INVOICE: 7171200919040
OUR VAT Reg No: 4750202623

DR BEYERS NAUDÉ
LOCAL MUNICIPALITY

ACCOUNT NUMBER

VALUATION	ERF PLOT AH	DEPOSIT	LAST RECEIPT	ACCOUNT DATE
	1104233000	0.00	24/07/17	25/07/17
	AREA	STREET ADDRESS		
	1868 22	MARKET SQUARE		
VAT NO	WARD	SUBURB		
	2	GRAAFF REINET		

UNLESS THE ACCOUNT IS PAID BY THE DUE DATE INDICATED, SERVICES CAN BE DISCONNECTED WITHOUT NOTICE AND A 10% SURCHARGE WILL BE LEVIED AND RECOVERED. THE FULL OUTSTANDING BALANCE AS WELL AS AN ADMINISTRATION FEE IS PAYABLE BEFORE SERVICES WILL BE RECONNECTED.

For further details, the consumer is referred to the current regulations available at the office.

DATE	REFERENCE	DETAIL	VAT	AMOUNT
25/07/17	ENCROACH.	BALANCE BROUGHT FORWARD		
01/07/17	1303	ENCROACHMENT		145.00
01/07/17	1402	REFUSE TARIFF 3	910.90	7 417.30
01/07/17	1200	SEWERAGE BUSINESS RATES	357.48	2 910.94
				29 711.00

Annual charges are payable on or before 30/09/2017 to avoid interest.

Should any account be disputed, payment may not be deferred pending settlement of the dispute.

If no account is received by the 10th of the month, a copy must be obtained from the Municipal Office.

Interest at the standard rate will be charged and recovered on any rates and/or services instalment which remains unpaid after the payment date of the month.

Electronic and Internet payments are to be transacted 3 days before payment date in order to appear on our bank statement by the payment date.

AFTER HOURS PHONE NUMBERS:

GRAAFF REINET
Electricity: 082 578 9869
Water & Sewerage: 078 151 4587
Firebrigade: 083 754 9908

ABERDEEN
Electricity: 082 578 9869
Water & Sewerage: 078 151 4587
Firebrigade: 049 891 0934 / 083 754 9908

NIEU-BETHESDA
Electricity: 083 748 5978
Firebrigade: 083 748 5978

PO BOX 71
GRAAFF-REINET 6280
TEL: 049 807 5700
FAX: 049 892 5137
EMAIL: finance@camdeboo.gov.za

ELECTRONIC PAYMENTS CAN BE MADE TO THE FOLLOWING BANK ACCOUNT:

ACCOUNT NAME : DR BEYERS NAUDÉ MUNICIPALITY
BANK NAME : FIRST NATIONAL BANK
ACCOUNT NUMBER : 523 0000 7898 BRANCH CODE : 210 216
REFERENCE : 11000919040

PROPERTY INFORMATION PACK

RATES & TAXES – THE DIFFERENCE 2010/17 IS RECOVERED

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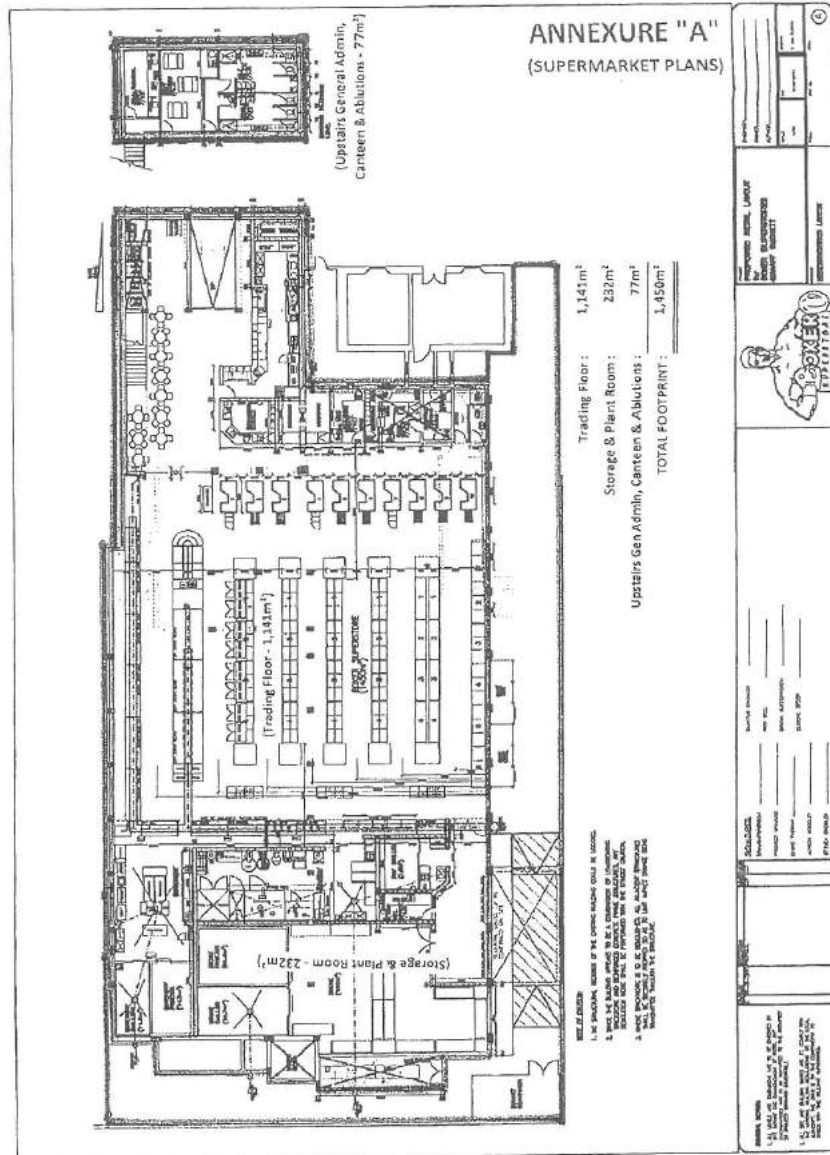
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Cambodia Municipality (Crt)
TRANSACTION HISTORY ENQUIRY REPORT FOR 201007 - 201106 (** ALL BALANCE TYPES **) (GARTH HITOE)

ACCOUNT / NAME / ADDRESS	DATE	DESCRIPTION	REFERENCE	VAT	DEBITS	CREDITS	TOTAL
11-000919022		B/FWD BALANCE	1200	1425.78-	0.00	14233.35-	14233.35-
SPANDAU TRUST	01/07/2010	12 RATES	ENCROACH.		15873.00		1639.65
22 MARKET SQUARE	23/07/2010	12 ENCROACHMENT	64283B		20.00		14233.35-
ERF: 4231000	03/09/2010	12 RECEIPT-	64283B	163.64-		15893.00-	14233.35-
DEPOSIT: 0.00	03/09/2010	13 RECEIPT-	64283B	48.40-		3859.31-	18092.66-
POSBUS 606	03/09/2010	14 RECEIPT-		1637.82-	15893.00	1568.72-	19761.38-
		TOTALS ...				35654.38-	19761.38-

PROPERTY INFORMATION PACK

BUILDING PLANS



1. 100

CPA REGULATIONS & PRE-REGISTRATION

According to the Consumer Protection Act (CPA) which came into effect in 2011, Reliance Auctions would like to offer you the opportunity to pre-register as a bidder prior to the auction today.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practise and to protect consumers against deceptive, misleading, unfair or fraudulent conduct.

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions:

1. SA Identity Document;
2. Current utility bill addressed to your physical address;
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter of authority on an official letterhead of that entity, authorising you to bid, sign all necessary documents and effect transfer on behalf of the entity which must be accompanied by a certified copy of the resolutions by the directors, trustees or members of the entity authorizing you to do so;
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months;
5. Copy of the Entity's FICA Documents;
6. VAT Registration Documents;
7. Income Tax Reference Number and proof of marital status.

Reliance Auctions would like to hereby offer you the opportunity to pre-register for the auction in order to avoid the time-consuming registration process as we endeavour to make this process as hassle free and efficient as possible.

Below are our Trust Account details and registration fees;

R50 000.00 on Commercial Property

R10 000.00 on Residential Property

Kindly note for EFT & Cheque payments, the following applies:

Cheques need to be made out to Reliance Auctions (Pty) Ltd.

For EFT payment, our banking details are as follows:

Trust Account	:	Reliance Auctions
Bank	:	Standard Bank
Account Number	:	42-798-63-46
Branch Name	:	Rivonia
Branch Code	:	001255

PLEASE FORWARD PROOF OF PAYMENT TO: lindi@relianceauctions.co.za

COMMERCIAL AUCTION RULES AND PROCEDURE

1. Auction with Reserve means that the property will be sold to the highest bidder but subject to confirmation by the Seller who has 7 days to accept or reject the offer.
2. The conduct of the auction is subject to the control of the Auctioneer of the day who has the sole right to regulate the bidding procedure.
3. Auctions commence at 12h00 unless otherwise advertised and will not be delayed to accommodate any persons who arrive late. The Rules of Auction will be read out at 12h00.
4. A prospective bidder cannot participate in the bidding process if not registered as a bidder. The registration process includes (i) registration of the prospective bidder's identity, (ii) residential address, (iii) contact details, (iv) payment of R50 000 registration fee and (v) full signature on the bidder's roll prior to the commencement of the auction. The bidder's roll will be made available for inspection at the auction and at the Auctioneer's offices during normal business hours without the charge of a fee.
5. All registered bidders must (i) thoroughly inspect the property and/or goods and (ii) read the offer to purchase ("the Sales Contract") before the bidding starts and must not bid unless he or she has done so.
6. We are selling per rising bid in South African Rand.
7. The Vat status of the Seller will be read out at the auction.
8. The auctioneer or his/her agent shall be entitled to bid up to the reserve price on behalf of the owner, but shall not be entitled to make a bid equal to or exceeding the reserve price.
9. Any error by the Auctioneer shall be entitled to be corrected by him/her.
10. A person who attends the auction to bid on behalf of another person must produce a letter of authority that expressly authorises him/her to bid on behalf of that person. Where a person is bidding on behalf of a company, the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.
11. In the event of any dispute between the bidders, the decision of the Auctioneer shall be final and binding.
12. The Rules of the Auction are read out at the auction and a copy thereof will be available to all registered bidders and will be filed at the Auctioneer's office for a period of 5 (five years).
13. At the auction, after reading of the Rules of the Auction and before the bidding starts, bidders will be able to ask questions regarding the auction procedure and/or the property for sale.
14. The Purchaser shall not be held liable for any arrears unless otherwise stipulated in the Sales Contract.
15. Every bid shall constitute an offer to purchase the property for the amount bid, which the Seller or the Auctioneer may accept or reject in their absolute discretion. The Seller and the Auctioneer are entitled to withdraw the property from sale prior to acceptance by the Seller.
16. The highest bidder ("the Purchaser") shall sign the Sales Contract immediately on the fall of the hammer.
17. If no bid equals or exceeds the reserve price, the property may be withdrawn from the auction. The Seller shall be entitled to instruct the auctioneer to accept any lower bid.
18. The Seller has 7 days ("the Confirmation Period") to accept or reject the offer. No bid may be withdrawn after the fall of the hammer until the expiry of the Confirmation Period. During this time the offer shall be open for acceptance by the Seller or his agent and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.
19. The Purchaser's offer shall remain open for acceptance by the Seller or by the Auctioneer on behalf of the seller, until expiry of the confirmation period. The Purchaser and the Auctioneer acknowledge and agree that this provision is for the benefit of the Seller.
20. The Purchaser's offer shall be deemed to have been accepted only when the Seller or the Auctioneer, whichever may be applicable, has signed the Sales Contract on behalf of the Seller and the Seller shall not be required to notify the Purchaser of the acceptance of its offer prior to expiry of the confirmation period.
21. The purchaser hereby nominates Reliance Auctions (Pty) Ltd as its agent for the purpose of receiving and accepting notification of acceptance of this offer.
22. Should the Seller reject the Purchaser's offer, the Auctioneer will repay to the purchaser any deposit and commission paid to it in terms of the Sales Contract within a reasonable time.
23. In the event of the sale requiring the consent of any statutory authority or any court of law, then this auction sale is subject to the granting of such consent.
24. Upon signature of the conditions of sale by the purchaser, the purchaser will pay a deposit of 21.4% of the bid price to the Auctioneer. The deposit is made up as follows; 10% (ten percent) of the bid price as a deposit on the property and 10% (ten percent) of the bid price plus VAT thereon being Auctioneers Commission. The auctioneers commission is payable over and above the bid price.
25. The rules of the auction meet the requirements of the Consumer Protection Act, Act 68 of 2008 ("the Act") to the best of the Auctioneer's knowledge.
26. Section 45 (1) to (4) are brought to the registered bidders' attention: "Auctions 45. (1) In this section, "auction" includes a sale in execution of or pursuant to a court order, to the extent that the order contemplates that the sale is to be conducted by an auction. (2) When goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction. (3) A sale by auction is complete when the auctioneer announces its completion by the fall of the hammer, or in any other customary manner, and until that announcement is made, a bid may be retracted. (4) Notice must be given in advance that a sale by auction is subject to - (a) a reserved or upset price; or (b) a right to bid by or on behalf of the owner or auctioneer, in which case the owner or auctioneer, or any one person on behalf of the owner or auctioneer, as the case may be, may bid at the auction."
27. Section 55 (1) expressly states that the cooling off period does not apply to goods bought on auction:
"Consumer's rights to safe, good quality goods 55. (1) This section does not apply to goods bought at an auction, as contemplated in section 45."

DISCLAIMER: Whilst all reasonable care has been taken to provide accurate information, neither Reliance Auctions (Pty) Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by an person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of Reliance Auctions (Pty) Ltd or the Seller/s or any other person. Bidders must register to bid and provide original proof of identity and residence on registration.



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