



# AROUND THE BLOCK

PROPERTY DONE PROPERLY



318 Jules St

Calverley House

ERF 10 & 11 Malvern

Known as no: 318 & 320 Jule Street

3 Storey Building

6x retail shops

12x Bachelor flats

Additional capacity for 3 extra rooms

Residential with business 1 rights

Non vacant/Hijacked properties

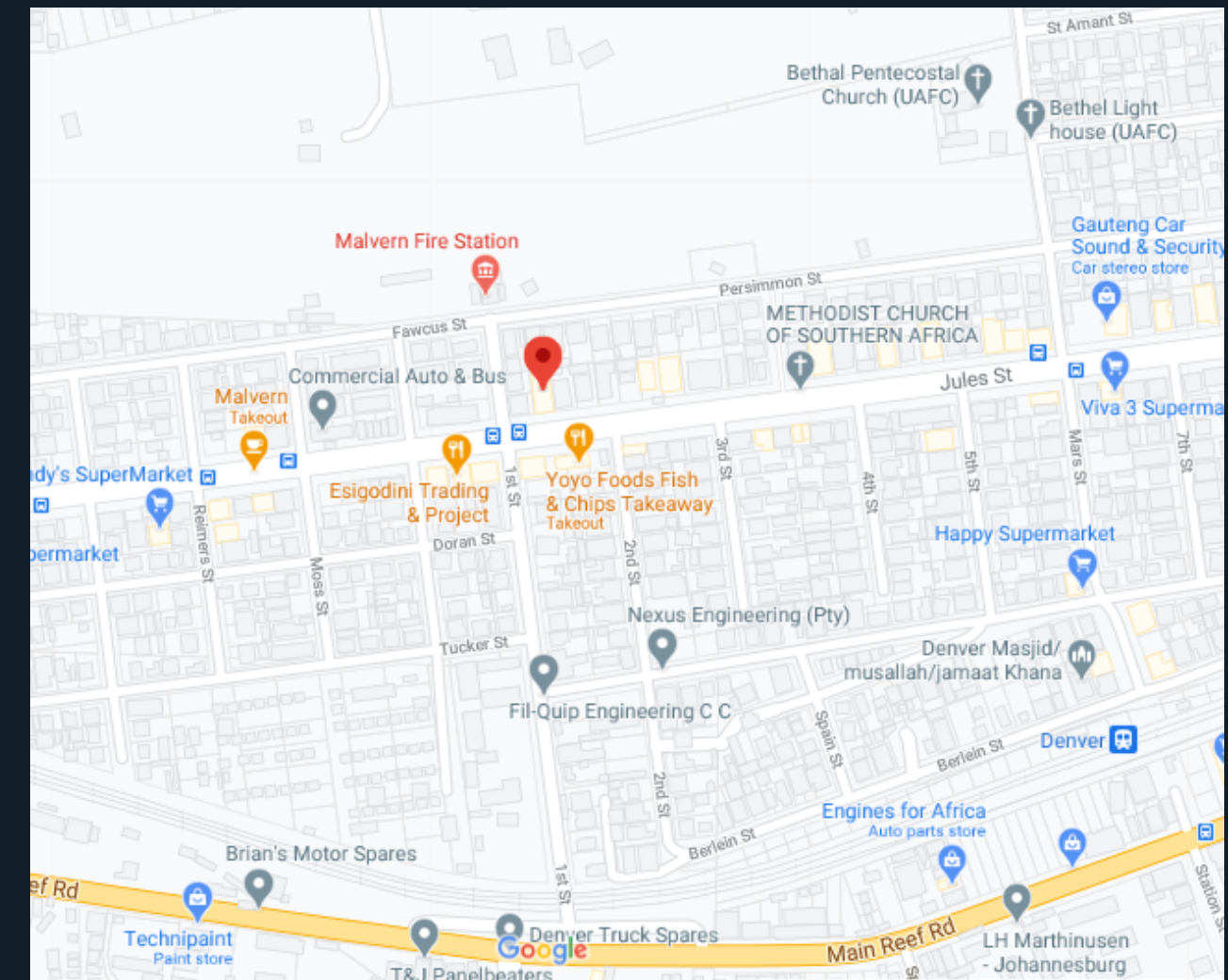
No COC'S/Waiver

COJ Certificates Included

Sales Price: **R 2,960,000.00**

Market Value in current condition: **R 4,811,000.00**

Full Occupancy and Refurbished Income Value: +- **R 5,300,000.00**





220 Louis Botha Ave

Cnr 11 Second Street  
Orange Grove

8x 2 Bedroom Units

8x Rooms

3x Retail Shops

Gaurantees in 7 days after acceptance of OTP

Residential with business 1 rights

Non vacant/Hijacked properties

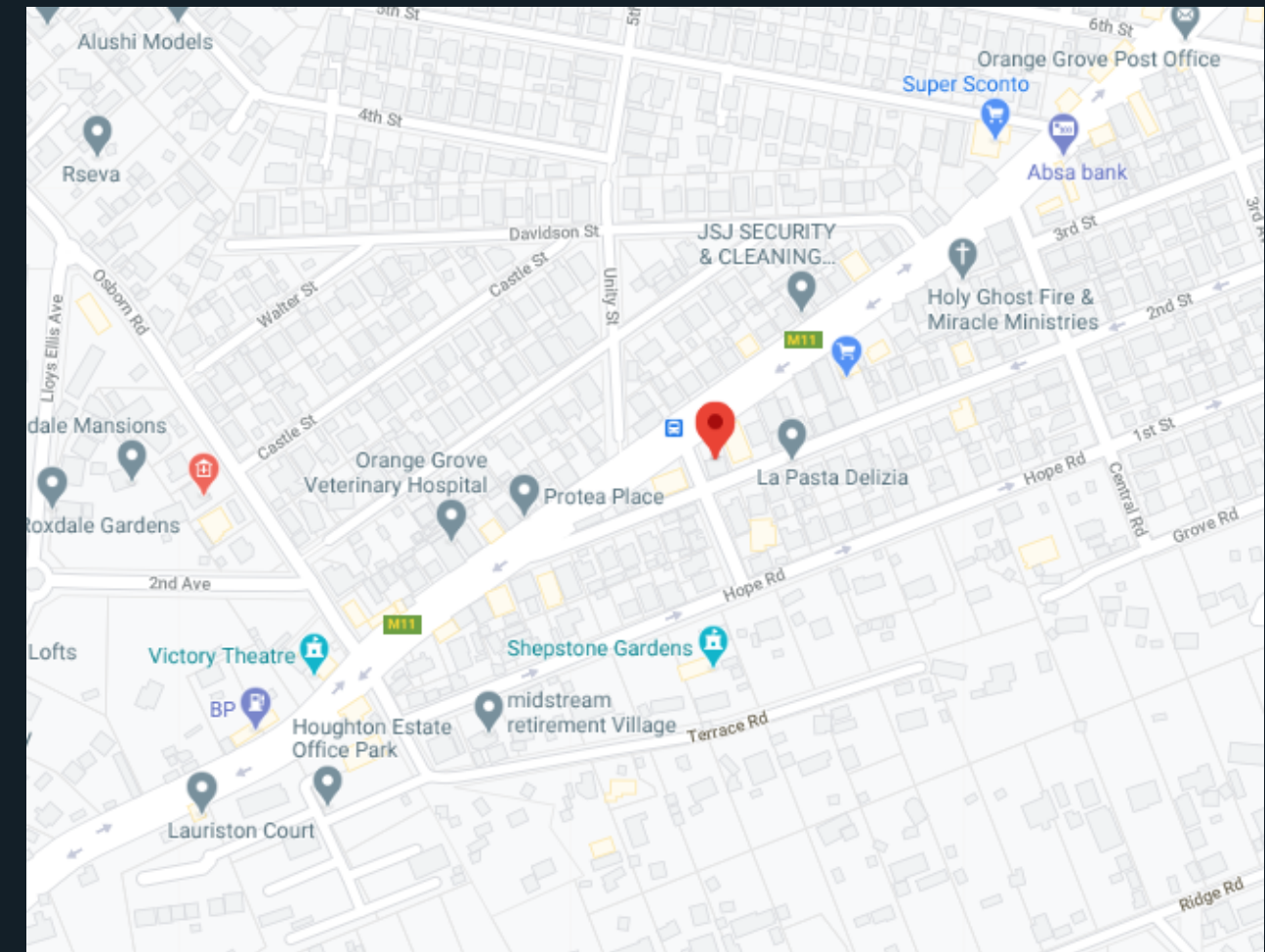
No COC'S/Waiver

Council debt included

Sales Price: **R 2,655,000.00**

Municipal Value: **R 3,810,000.00**

Income Potential: **R 60,000.00 per month**





46, 13th Street, Orange Grove

Property inclusions:

Pool, Lapa and additional outdoor rooms

Deceased Estate

Gaurantees in 7 days

Non vacant/hijacked

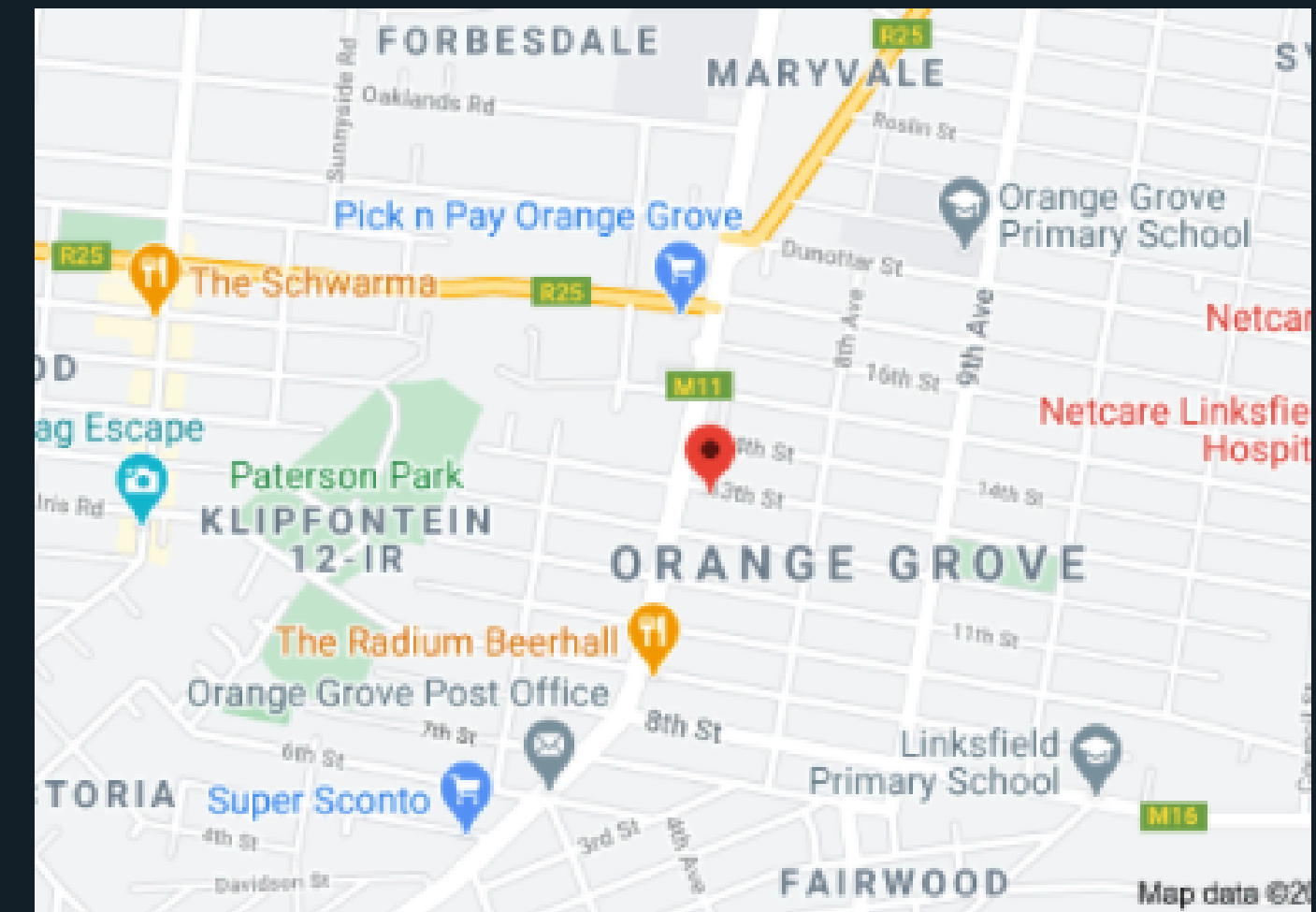
No COCs/Waivers

COJ included

Registration by 31 January 2021

Market Value: **R 908,000.00**

Sales Price: **R 765,000.00**







15, 26th Street, Cleveland, Johannesburg, 2022

2 Storey Building

10x Units with Balcony

10x Units without Balcony

1x Rooftop store room

2x Outdoor store room

Communal Bathrooms on Ground/1st Floor

Non vacant/hijacked

No COCs/Waivers

COJ included

Sales Price: **R 1,275,000.00**

Income potential (excluding rates & levies): **R 40,000.00 per month**





Full Portfolio of 5 properties

Current Income: R 108,000.00 Per Month

Income Potential: R 132,000.00 Per Month

Sales Price: **R 6,890,000.00**

Market Value: **R 8,950,000.00**



1)

19 Main Rd FISHERSHILL  
ERF 470

4x Simplex Townhouses

Full Title/ No body corporate

Simplexes include:

Car port, Entrance, Dining room, Lounge,  
2x Bedrooms, Kitchen, Gardens

Self Maintained Granny Flat Includes:

1x bedroom, Lounge, Kitchenette, WC (shower only)

Prepaid Electricity

Leases are in place - 4x Tenants in front / 4x Tenants in back

Market Value: **R 2,200,000.00**

Income Value: **R 25,000.00 per month**





2)

8, 10 Jules St And Cnr Auret Street  
No: 17, 17a JEPPESTOWN

4x Industrial Shops

3x Erven

Unit No: 10, 17 & 17A - Tenanted.

Unit No: 8 Hijacked - Seller has an Eviction Order  
Purchaser to Use and Evict

Market Value: **R 1,500,000.00**







3)

123 & 125 Hay St, Turffontein  
Johannesburg South, 2140  
ERF 1070 & 1078

12x Retail Shops

3x Store Rooms

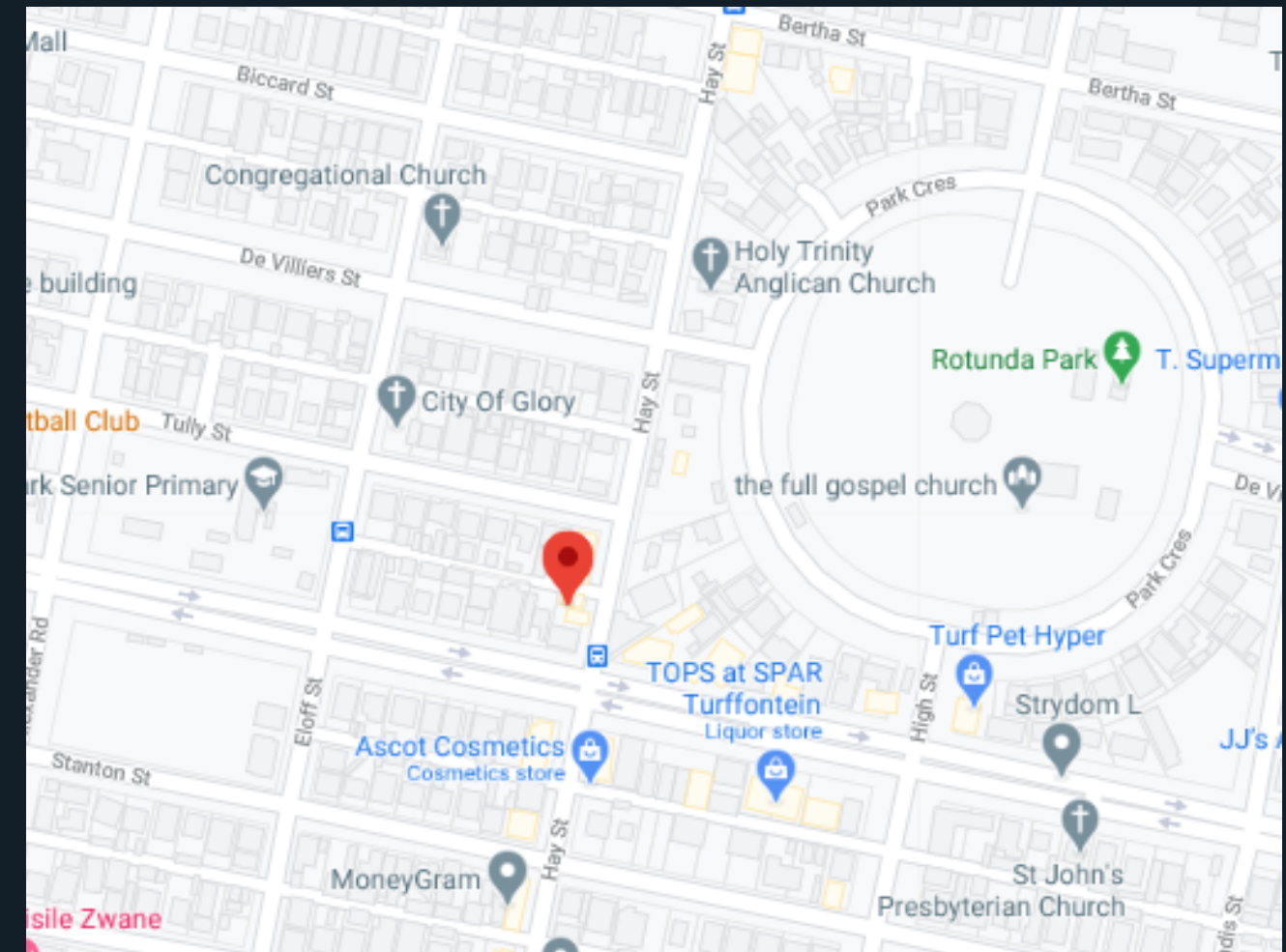
2x Accomodation Units

Fully leased, with exception of 1x retail shop

Prepaid water - R 4,000.00 per month

Market Value: **R 4,000,000.00**

Income Value: **R 53,000.00 per month**



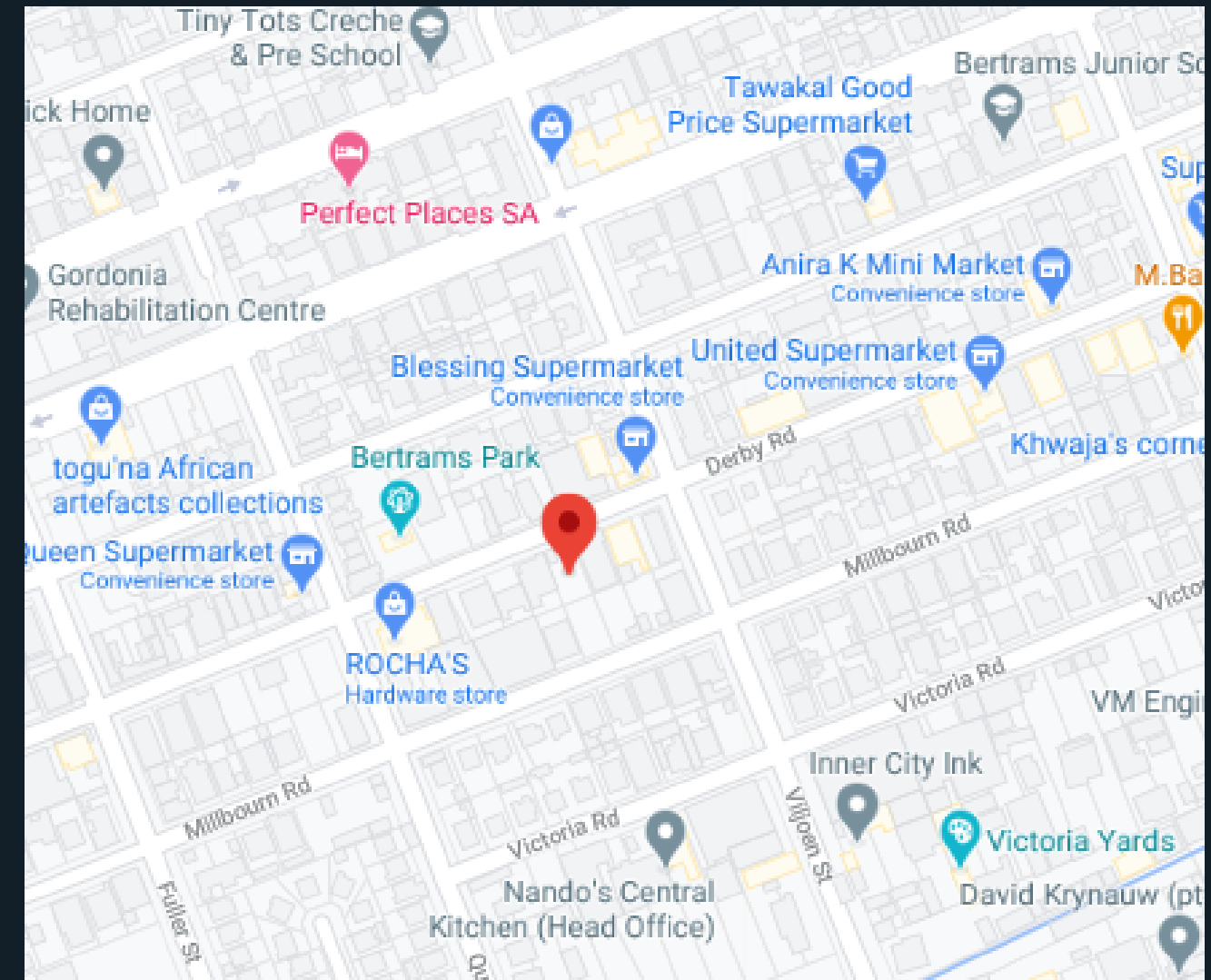


4)

58 Derby Rd LORENZVILLE

Open Land

Market Value: R 500,000.00





5)

89 Gordon Rd JUDITH'S PAARL

4 x Granny Flats

Hijacked - Purchaser to Evict

Council Fees Included

COC's included

Eviction of 1x Industrial Shop

Eviction of 1x residential property

Evictions at purchasers expense.

Eviction cost of R 50,000.00 per property available includes security and vacancy for 2 months.

Market Value: R 750,000.00

