

# **ULTIMATE INVESTMENT OPPORTUNITY**



# **OFF-SITE & ONLINE AUCTION**

WEB REF: CL1368

# **FOUNTAINBLEAU PARK**

# THURSDAY 23 MAY 2024 @ 12:00 PM



# **Michael ILunga**

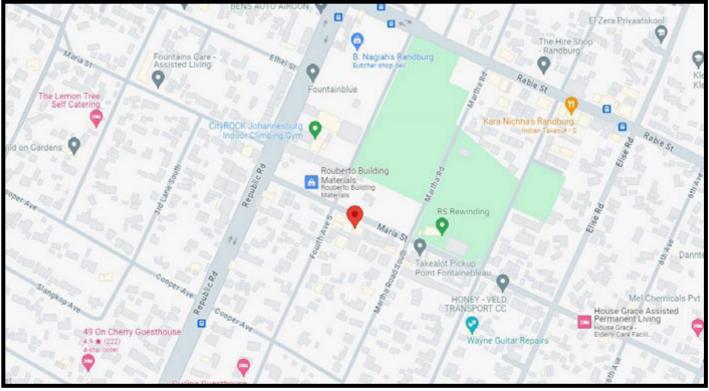
078 036 9615 michael@firzt.co.za

## **PROPERTY DETAILS**



Street Number: Street Name: Suburb: City: Province: GPS Co - ordinates: 33 4th Street South Fountainbleau Park Johannesburg Gauteng -26.107800° S, 27.976541<sup>0</sup> E

Legal Description of the Property:Erf:253 PTN OTownship:FountainbleauLand size:1,784m²



## **PROPERTY DESCRIPTION SUMMARY**



Fountainbleau's Hidden Gem Awaits!

Discover the Ultimate Investment Opportunity in Fountainbleau Park, Randburg!

Are you searching for an investment that embodies simplicity, success, and sheer profitability? Look no further!

This mixed commercial property offers an unparalleled blend of potential and opportunity that's bound to captivate savvy investors like you.

Featuring 27 units, comprising both commercial and residential spaces, this property is a beacon of versatility and growth.

Boasts a staggering:

monthly gross income of R170,000 an irresistible yield of 18% an impressive 90% tenant occupancy rate

You're guaranteed not just returns, but profits that defy expectations!

Picture this: hassle-free management, effortless income generation, and a golden opportunity to secure your financial future-all in one remarkable package.

But wait, there's more!

Enriching the property's allure are the esteemed Montessori Africa Junior School, the acclaimed Zipp Health Clinic, the bustling Fountainbleau City Shopping Centre, and the reassuring presence of the local police station-all just moments away.

Don't let this once-in-a-lifetime opportunity slip through your fingers!

Join us at the Auction and stake your claim in Fountainbleau Park's vibrant investment landscape.

# **PROPERTY EXPENSES**



Rates	±R15,426.72 pm
Levy	As per consumption
Water & Electricity	As per consumption

# **NEARBY POINTS OF INTEREST**



AMENITY	ТҮРЕ	DISTANCE
Engen Stonage Convenience Centre	Filling Station	0.32km
Gautrain Bus Stop - Republic Road	Bus Stop	2.61km
Zipp Health	Hospital/Clinic	0.41km
E-Med Centre	Hospital/Clinic	1.23km
SAPS - Linden	Police Station	2.17km
Blairgowrie Residents Against Crime	Police Station	3.6km
Montessori Africa Junior Primary	Education	0.4km
Robbin Hills	Education	0.56km
Mindmekka	Education	0.53km
Fountainbleau City Shopping Centre	Shopping Centre	0.24km
Fountainbleau Village Shopping Centre	Shopping Centre	0.35km
Mulder's Crossing	Shopping Centre	0.56km

# **OFF-SITE AUCTION ADDRESS**



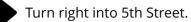
## DIRECTIONS TO FIRZT REALTY COMPANY

44 Glenhove Road, Melrose Estate (Entrance on 5th Street).

## FROM McDONALD'S ROSEBANK

From corner of Oxford Road and Glenhove Road.

Travel down Glenhove Road towards M1 Highway.



Destination will be on your Right Hand Side.

OR

## **FROM M1 HIGHWAY**

Take Glenhove Road off-ramp towards Rosebank.



Travel up Glenhove Road.

Turn left into 5th Street.

Destination will be on your Right Hand Side.



# Will I have to Pay for Outstanding Utilities on the Property?

No. All outstanding rates and taxes, water and electricity, and home owners association or sectional title levies (where applicable), must be paid up by the seller prior to transfer.

## Can I get a Bond for Real Estate purchased on Auction?

Yes. However, auctions are non-suspensive transactions and as such your offer at an auction sale cannot be subject to your obtaining a bond. Should you wish to obtain a bond this is acceptable, however it is worth repeating that the sale cannot be subject to your obtaining finance. If, for any reason you are not granted a bond, or do not qualify for the amount to which you have bid, you will still be held liable and responsible to fulfill all your obligations in terms of the agreement signed at the auction.

## How do I Register to Bid Online or Telephonically?

Click <u>https://www.firzt.co.za/register-to-bid-online/</u> or email <u>register@firzt.co.za</u> for instructions.

## Where can I find Auction Rules and T's & C's?

Click <u>https://www.firzt.co.za/online-and-telephonic-auction-ts-and-cs/</u> and <u>https://www.firzt.co.za/auction-rules-and-terms-and-legal-conditions/</u>

## **DISCLOSURE FORM**



# FIRZT

## DISCLOSURE DOCUMENT

## IMMOVABLE PROPERTY CONDITION REPORT IN RELATION TO THE SALE/AUCTION/RENTAL OF ANY IMMOVABLE PROPERTY

## 1. DISCLAIMER

DISCLAIMER
This condition report concerns the immovable property situated at:
84 MARIA STREET FOUNTAINBLEAU RANDBURG JOHANNESBURG
(the

"Property"). This report does not constitute a guarantee or warranty of any kind by the owner of the Property or by the Property Practitioners representing that owner in any transaction. This report should, therefore, not be regarded as a substitute for any inspections or warranties that prospective purchasers may wish to obtain prior to concluding an agreement of sale in respect of the Property.

#### 2. DEFINITIONS

In this form -

2.1 "to be aware" means to have actual notice or knowledge of a certain fact or state of affairs; and

2.2 "defect" means any condition, whether latent or patent, that would or could have a significant deleterious or adverse impact on, or affect, the value of the property, that would or could significantly impair or impact upon the health or safety of any future occupants of the property or that, if not repaired, removed or replaced, would or could significantly shorten or adversely affect the expected normal lifespan of the Property.

### 3. DISCLOSURE OF INFORMATION

The owner of the Property discloses the information hereunder in the full knowledge that, even though this is not to be construed as a warranty, prospective purchasers of the Property may rely on such information when deciding whether, and on what terms, to purchase the Property. The owner hereby authorises the appointed Property Practitioner marketing the Property for sale to provide a copy of this statement, and to disclose any information contained in this statement, to any person in connection with any actual or anticipated sale/auction/rental of the Property. The owner undertakes to advise Firzt or any relevant party to any changes made to the property or any information that would affect the selling process.

#### 4. PROVISION OF ADDITIONAL INFORMATION

The owner represents that to the best of his or her knowledge the responses to the statements in respect of the Property contained herein have been accurately noted as "yes", "no" or "not applicable". Should the owner have responded to any of the statements with a "yes", the owner shall be obliged to provide, in the additional information area of this form, a full explanation as to the response to the statement concerned.

### 5. STATEMENTS IN CONNECTION WITH PROPERTY

	YES	NO	N/A
I am aware of the defects in the roof		X	
I am aware of the defects in the electrical systems		X	
I am aware of the defects in the plumbing system, including in the swimming pool/pool light (if any)		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers			X
I am aware of the defects in the septic or other sanitary disposal systems		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including			
cracks, seepage and bulges. Other such defects include, but are not limited to, flooding dampness or wet	1		
walls and unsafe concentrations of mould or defects in drain tiling or sump pumps		X	
I am aware of structural defects in the Property		x	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property		×	
I am aware that remodelling and refurbishment have affected the structure of the Property		x	
I am aware that any additions or improvements made to or any erections made on the property, have been			
done or were made, only after the required consents, permissions and permits to do so were properly	1		
obtained		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site		X	
I am aware of internal prefabricated / dry walling	X		
I am aware of broken windows / doors (internal and external)		X	
I am aware of water pressure issues		x	
I am aware of guttering in poor condition		X	
I am aware of any termite / insect infestations		х	
I do have approved building plans		x	
I am aware that the tennis court is in a poor condition			x
I am aware of restrictions on selling the property (i.e interdicts, insolvency)		x	
I am aware of billing issues with regard to the local council / body corporate / home owners association	<u> </u>	x	
I have the Title Deeds for the property	1	1	
If not where are the Title Deeds kept	X		
		-	

Seller: Initials	Purchaser: Initials
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Personal Touch | Professional Approach

Johannesburg Head Office • Tel: +27 011 731 0300 • 44 Glenhove Road, Melrose Estate

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Directors: Denese Zaslansky CEO • Solomon Zaslansky FD • Faryl Zaslansky • Portia Tau-Sekati

## **DISCLOSURE FORM**



Circle if any of the following are applicable to your garden: Cycads (staying/removing), known alien/invasive species, borehole, water feature, garden lights, irrigation	Specify if any items are not in working condition:		not in
Circle if any of the following are applicable to your property: Electric fence, motorised gate, motorised garage, intercom, burglar bars, generator, invertor, external beams, internal/external door keys, door remotes, geysers (no) +/- 15	Specify if an working co	ny items are ndition:	not in
SELLERS PERSONAL DISCLOSURE Marital Status: Single / In Community / ANC / Customary / F	oreign Marria	ige	
	YES	NO	N/A
I have a current registered bond or facility over the property. Held at FNB bank	х		
I have given my bank notice/restructured my facility	х		
I have never been insolvent. If NO when were you rehabilitated?			X
My income tax up to date	Х		
I am a foreign resident			Х
BUSINESS DISCLOSURE Is the Property sold in the ordinary course of the seller/s business? (i.e. property investor)	х		
Is the property trading company registered for VAT. If yes, is the price to be reflective as inclusive or exclusive of VAT ON GOING ZERO RATED VAT			
ADDITIONAL INFORMATION			
	_		

#### 6. OWNER'S CERTIFICATION

The owner hereby certifies that the information provided in this report is, to the best of the owner's knowledge and belief, true and correct as at date when the owner signs this report.

### 7. CERTIFICATION BY PERSON SUPPLYING INFORMATION

If a person other than the owner of the property provides the required information that person must certify that he/she is duly authorised by the owner to supply the information and that he/she supplied the correct information on which the owner relied for the purpose of this report and, in addition, that the information contained herein is, to the best of that person's knowledge and belief, true and correct as at the date on which that person signs this report.

## 8. NOTICE REGARDING ADVICE OR INSPECTIONS

Both the owner as well as potential buyers of the property may wish to obtain professional advice and/or to undertake a professional inspection of the property. Under such circumstances adequate provisions must be contained in any agreement of sale/auction/rental to be concluded between the parties pertaining to the obtaining of any such professional advice and/or the conducting of required inspections and/or the disclosure of defects and/or the making of required warranties.

## BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that he/she has been informed that professional expertise and/or technical skill and knowledge may be required to detect defects in, and non-compliant aspects concerning, the property.

## 10. PROTECTION OF PERSONAL INFORMATION ACT NO.4 OF 2013 (POPIA)

- 10.1 The parties' consent in terms of the Protection of Personal Information Act No. 4 of 2013 ("POPIA"), to the collecting, storing and processing their personal information for the purpose of giving effect to this Disclosure Document / Property Condition Report and any matters ancillary thereto.
- 10.2 The Seller agrees that the personal information referred to above may be shared with prospective purchasers of the Property and any other role players, including but not limited to the Agents internal staff.
- 10.3 The Agency shall retain the parties' personal information for only as long as is necessary to give effect hereto and in compliance with POPIA and with any legislation such as FICA and the Property Practitioners Act.
- 10.4 The parties have the right to object to the collection, processing and or retention of personal information and have the right to request that personal information be corrected or deleted or to lodge a complaint with the Information Regulator.

The prospective buyer/lessee acknowledges receipt of a copy this statement.

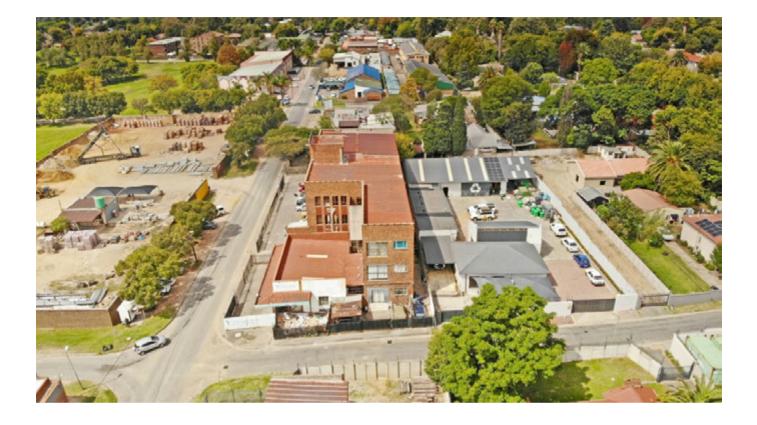
Signed at15	April	202_4_
Signature: Owner(s) / Landlords(s)	100	
Signature: Purchaser(s) / Lessee(s)		
Signature: Property Practitioner(s)		

Seller: Initial:	Purchaser:
P.L	



# **PROPERTY PICTURES**













# **PROPERTY PICTURES**







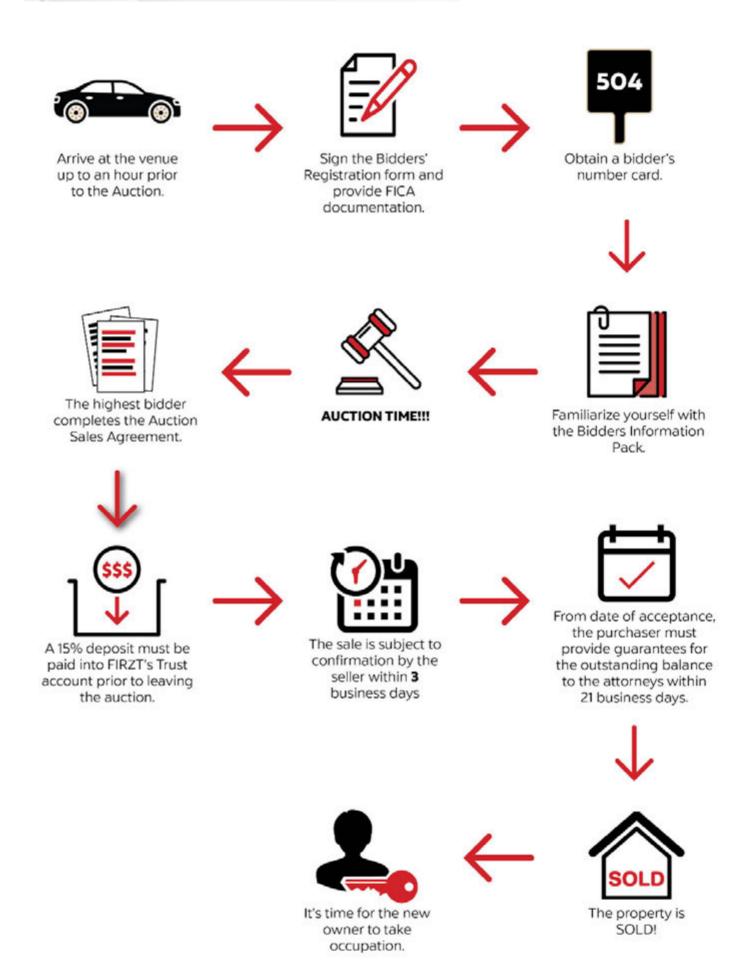






# HOW THE AUCTION PROCESS WORKS





# **ON-SITE AUCTION DAY PROCESS**



- · Registration opens one hour prior to start of auction.
- $\cdot$  In order to bid on a property you need to sign our bidder's registration form and provide FICA docs (copy of ID, proof of residence and if applicable authority to sign on behalf of a legal entity)
- After registration you will receive a bidder's card reflecting a bidder's number which is required for the auctioneer to recognize your bid.
- · Bid by displaying your bidder's card to the auctioneer.
- The Bidder's Price excludes the Buyer's premium of 10%, plus VAT.
- The highest bidder shall immediately and on-site sign the Auction Sales Agreement in his/her personal capacity (together with spouse where necessary) or as a representative of a legal entity.
- The Auction Sales Agreement may not be altered in any way.
- A down payment of 15% is payable immediately, which is made up of the Buyer's premium plus VAT as well as a 3.5% deposit on the Bidder's Price.

EXAMPLE	R	
Highest Bidder's price:	1 000 000	
Buyer's Premium	100 000	
VAT of 15% on Buyer's Premium	15 000	
Full Purchase Price	1 115 000	
15% Down Payment, made up as follows:		
Buyer's Premium (10% of Bidder's Price)	100 000	
VAT of 15% on Buyer's Premium	15 000	
3.5% deposit on the Bidder's Price	35 000	
	150 000	

- · All offers are subject to a 3 day confirmation period.
- $\cdot$  On confirmation by the Seller(s) all sales are final.
- The balance of the Purchase Price shall be paid to the conveyancers by the Purchaser, within 21 business days of the signature date by way of electronic funds transfer (EFT) or secured by a written guarantee from a registered bank or financial institution.
- · Transfer Duty shall be calculated on the Full Purchase Price.
- $\cdot$  Should you require any further Information or clarity on the above please contact the Auction Broker.