

FIRZT AUCTIONS

BACHELOR UNIT IN SOUGHT-AFTER TRIBECA LOFTS



Opening Bid: R100 000

OFF-SITE & ONLINE AUCTION

WEB REF: RL17956

JOHANNESBURG CENTRAL

TUESDAY 5 DECEMBER 2023 @ 12:30 PM



Michael ILunga

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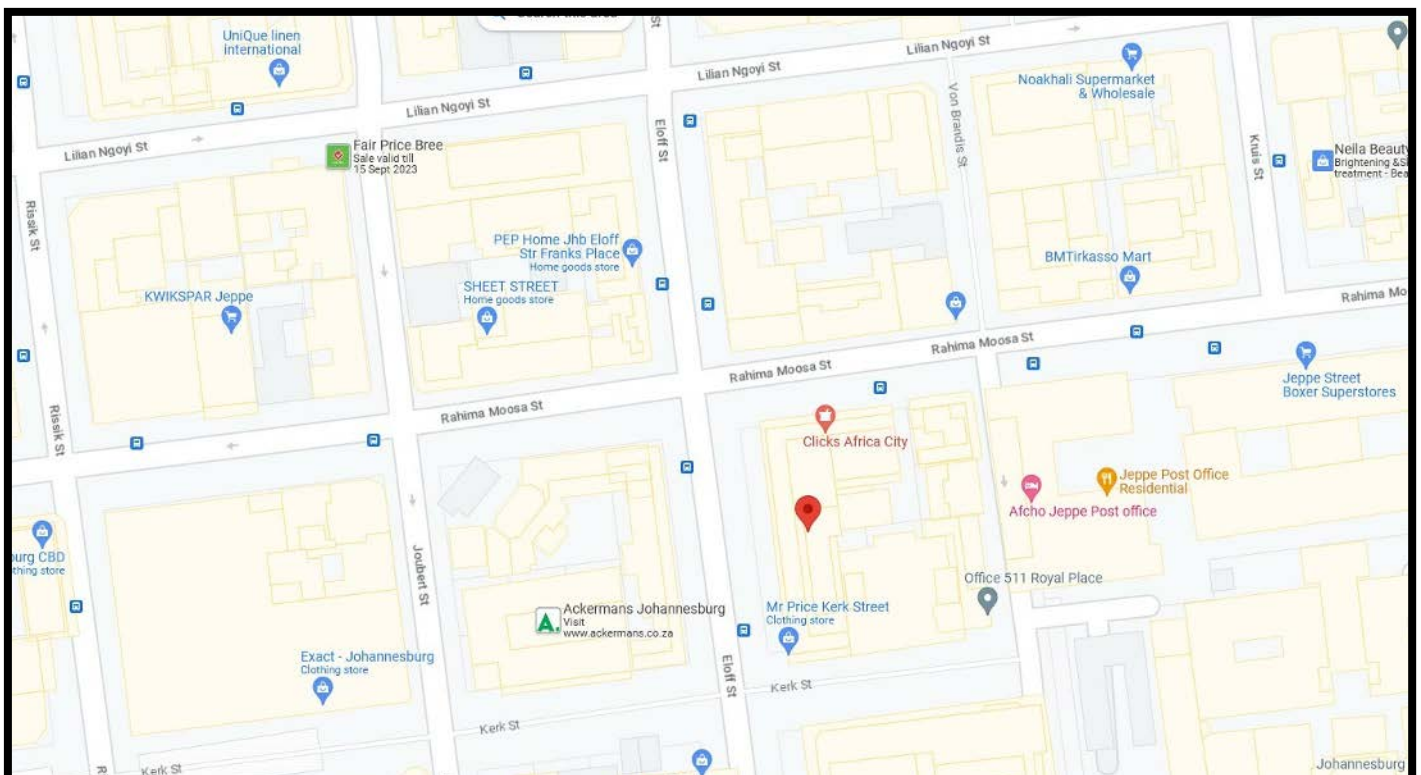
PROPERTY DETAILS



Unit Number: 602
Complex Name: Tribeca
Street Number: 174
Street Name: Rahima Moosa Street
Suburb: Johannesburg Central
City: Johannesburg
Province: Gauteng
GPS Co - ordinates: -26.2018° S, 28.0438° E

Legal Description of the Property:

Erf: 4838 PTN 0
Township: Johannesburg
Unit Size: 29m²



PROPERTY DESCRIPTION SUMMARY



A bachelor unit in sought-after Tribeca Lofts (Jo'burg CBD) - ideal for a first-time buyer or savvy investor!

Potential rent: R4,000 per month.

Unit size is 29 sqm.

Excellent value for money!

Accepting pre-auction offers!

PROPERTY EXPENSES



Rates	±R312.00 p/m
Levy	As per consumption
Water & Electricity	As per consumption

NEARBY POINTS OF INTEREST



AMENITY	TYPE	DISTANCE
Sasol - Bree Street	Filling Station	0.22km
Park Central Filling Station	Filling Station	0.58km
Gautrain Johannesburg Station	Bus Stop	0.68km
Fordsburg Clinic	Hospital/Clinic	0.18km
Zuzimpilo Clinic	Hospital/Clinic	0.13km
South African Police Service - Bank City	Police Station	0.91km
Metropolitan - Johannesburg	Police Station	1.20km
Ese Private Primary School	Primary School	0.03km
Jeppe Education Centre	School	0.11km
Linear Market	Shopping Centre	0.18km
Bradlows Corner	Shopping Centre	0.19km
Sandton Technical College	Tertiary Institution	0.15km
Saint Paul Kings College	Tertiary Institution	0.20km

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.



Turn right into 5th Street.

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

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

Click <https://www.firzt.co.za/online-and-telephonic-auction-terms-and-conditions/>
and <https://www.firzt.co.za/rules-of-auction/>

PROPERTY PICTURES



PROPERTY PICTURES



HOW THE AUCTION PROCESS WORKS



Arrive at the venue up to an hour prior to the Auction.



Sign the Bidders' Registration form and provide FICA documentation.



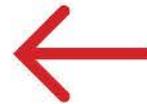
Obtain a bidder's number card.



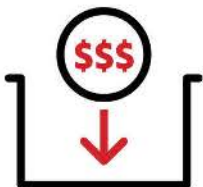
The highest bidder completes the Auction Sales Agreement.



AUCTION TIME!!!



Familiarize yourself with the Bidders Information Pack.



A 15% deposit must be paid into FIRZT's Trust account prior to leaving the auction.



The sale is subject to confirmation by the seller within **3** business days



From date of acceptance, the purchaser must provide guarantees for the outstanding balance to the attorneys within 21 business days.



It's time for the new owner to take occupation.



The property is **SOLD!**

ON-SITE AUCTION DAY PROCESS



- Registration opens one hour prior to start of auction.
- 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

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- All offers are subject to a 3 day confirmation period.
 - 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.
 - Should you require any further Information or clarity on the above please contact the Auction Broker.

SALES AGREEMENT



FOR INFORMATION PURPOSES ONLY

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