

FIRZT AUCTIONS

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



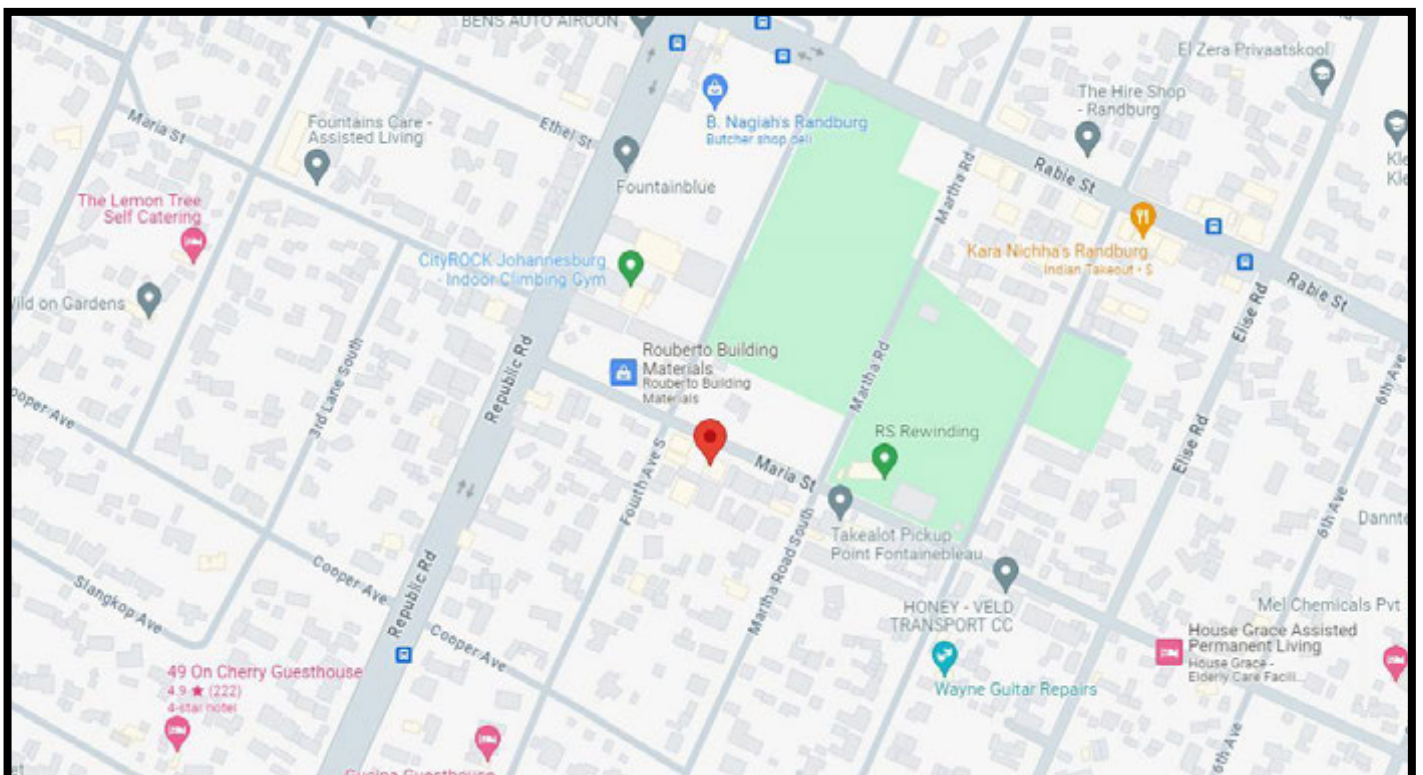
PROPERTY DETAILS



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

Legal Description of the Property:

Erf: 253 PTN O
Township: Fountainbleau
Land 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	TYPE	DISTANCE
Engen Stnagge 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.



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

DISCLOSURE FORM



DISCLOSURE DOCUMENT

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

1. **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 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		X	
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 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		X	
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		X	
I have the Title Deeds for the property If not where are the Title Deeds kept	X		

Seller: *Inhale* Purchaser: *Inhale*

Personal Touch | Professional Approach

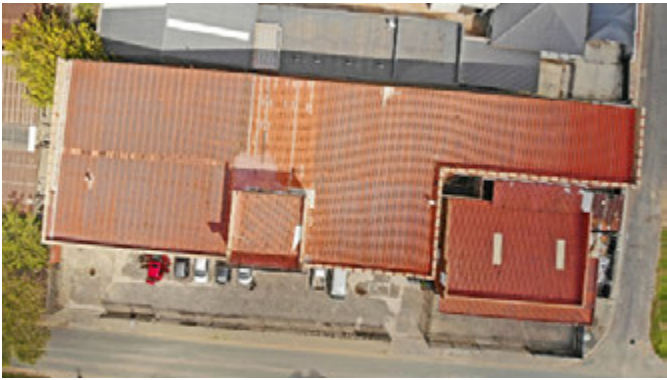
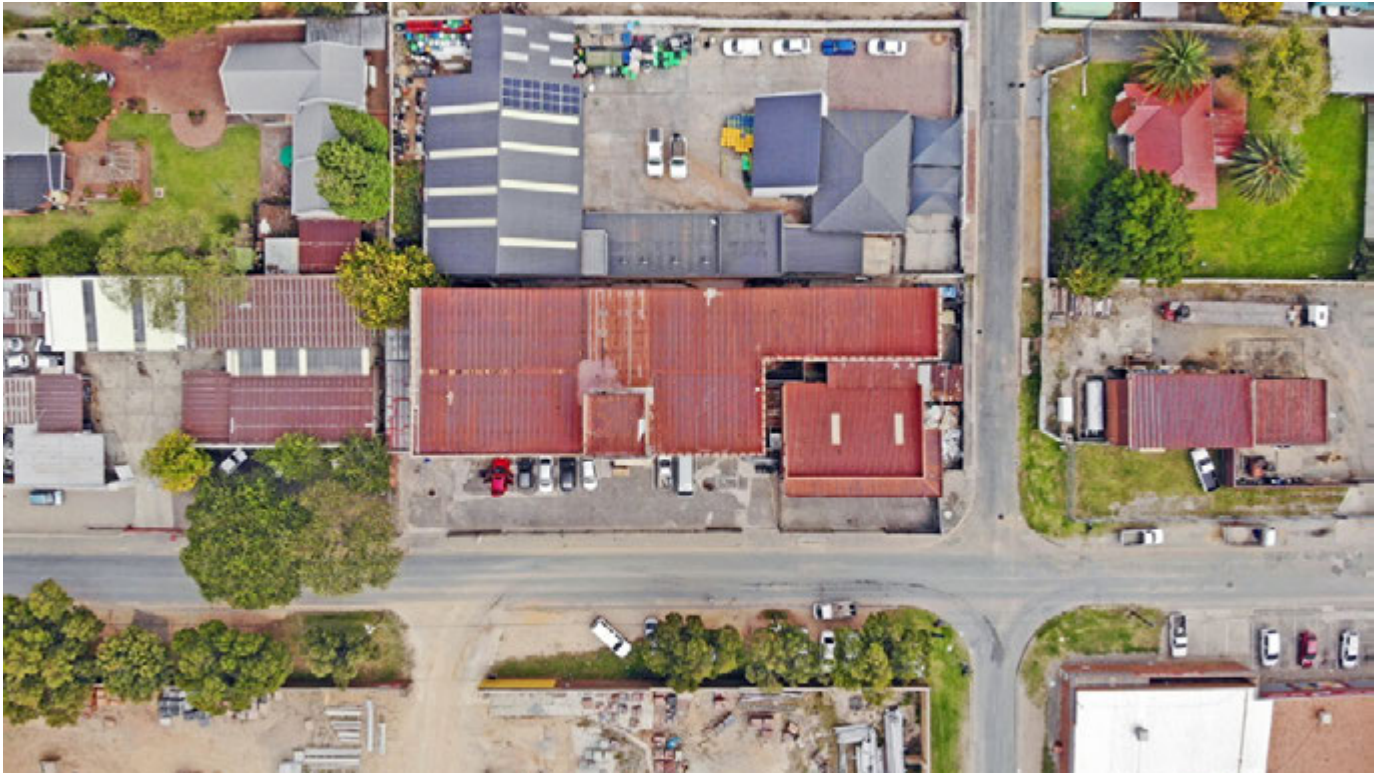
Johannesburg Head Office • Tel: +27 011 731 0300 • 44 Glenhove Road, Melrose Estate
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PROPERTY PICTURES



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.



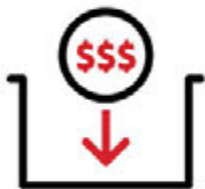
The highest bidder completes the Auction Sales Agreement.



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.