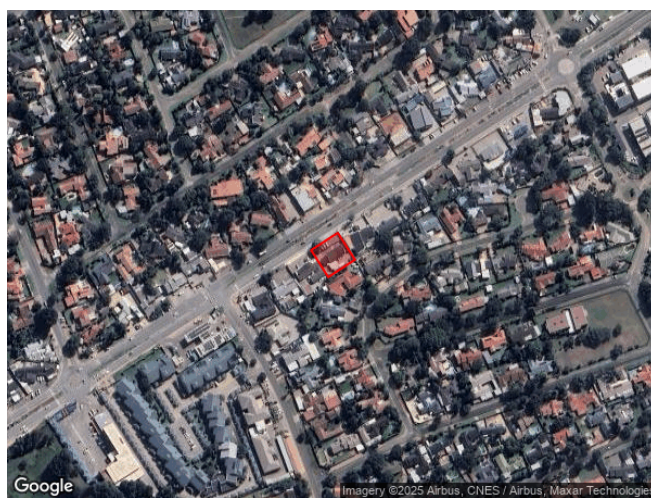
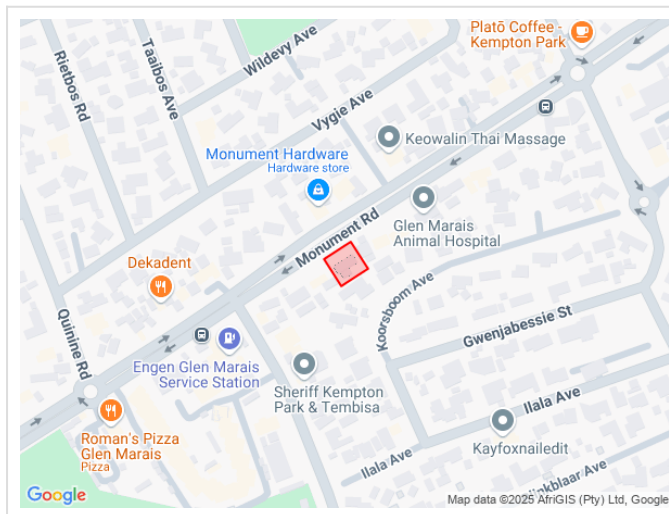


Valuation Report

Property Location & Map



Property Valuation

Predicted Value	R 1,750,000.00
Low Estimate	R 1,330,000.00
High Estimate	R 2,290,000.00

Municipal Valuation

Date	2021-07-01
Category	COMMERCIAL
Value	R 1,150,000.00
Rates Period	2024/2025
Rates/Month	R 2,208.96

Property Details

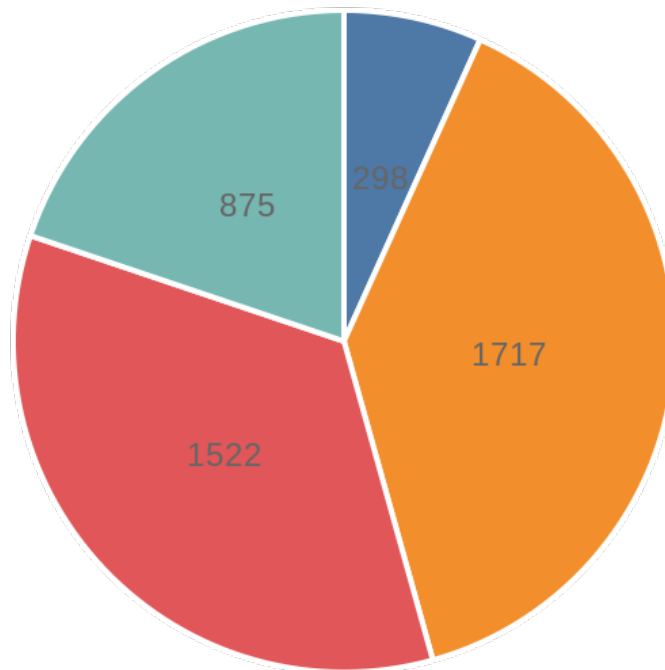
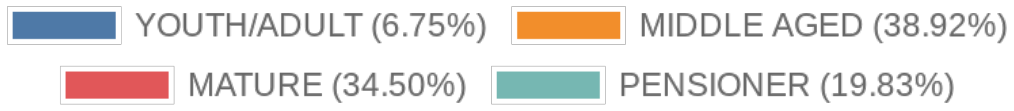
Bedrooms	3
Bathrooms	2
Garages	0
Type	ERF
Location	Kempton Park, Gauteng
Suburb	Glen Marais
Legal Description	own: "GLENMARAIS EXT 1", Mun: "EKURHULENI METROPOLITAN MUNICIPALITY", Province: "GAUTENG"
Area Under Roof (sqm)	188
Property Age (yrs)	48
Last Sale Date	2020-07-14
Last Sale Price	R 579,556.00

Comparable Sales



#	Address	Price	Date	Distance (m)
A	[REDACTED] Avenue Glen Marais	R 2,170,000.00	2024-11-06	186.00
B	[REDACTED] Avenue Glen Marais	R 1,300,000.00	2024-11-07	350.00
C	[REDACTED] bom Avenue Glen Marais	R 1,800,000.00	2024-05-02	228.00
D	[REDACTED] nument Road Glen Marais	R 2,400,000.00	2024-04-24	137.00
E	[REDACTED] laar Avenue Glen Marais	R 1,850,000.00	2024-05-16	263.00
F	[REDACTED] out Avenue Glen Marais	R 1,950,000.00	2025-02-04	481.00
G	[REDACTED] Avenue Glen Marais	R 1,650,000.00	2023-09-04	105.00
H	[REDACTED] boom Avenue Glen Marais	R 1,740,000.00	2023-12-30	226.00
I	[REDACTED] Avenue Glen Marais	R 1,490,000.00	2024-07-04	464.00
J	[REDACTED] Avenue Glen Marais	R 1,600,000.00	2024-01-27	340.00
K	[REDACTED] Avenue Glen Marais	R 1,750,000.00	2024-06-25	445.00
L	[REDACTED] rboom Road Glen Marais	R 1,684,000.00	2024-02-06	351.00
M	[REDACTED] bring Avenue Glen Marais	R 1,630,000.00	2024-12-03	668.00
N	[REDACTED] pon Road Glen Marais	R 1,750,000.00	2024-09-12	538.00
O	[REDACTED] e Road Glen Marais	R 1,660,000.00	2024-05-27	490.00
P	[REDACTED] hout Avenue Glen Marais	R 1,895,000.00	2024-11-05	613.00
Q	[REDACTED] Avenue Glen Marais	R 2,600,000.00	2024-10-25	448.00
R	8 Naboom Avenue Glen Marais	R 763,000.00	2024-11-18	570.00
S	6 Kastaiing Avenue Glen Marais	R 1,920,000.00	2024-09-23	598.00
T	18 Gwarrie Road Glen Marais	R 2,300,000.00	2024-07-25	490.00

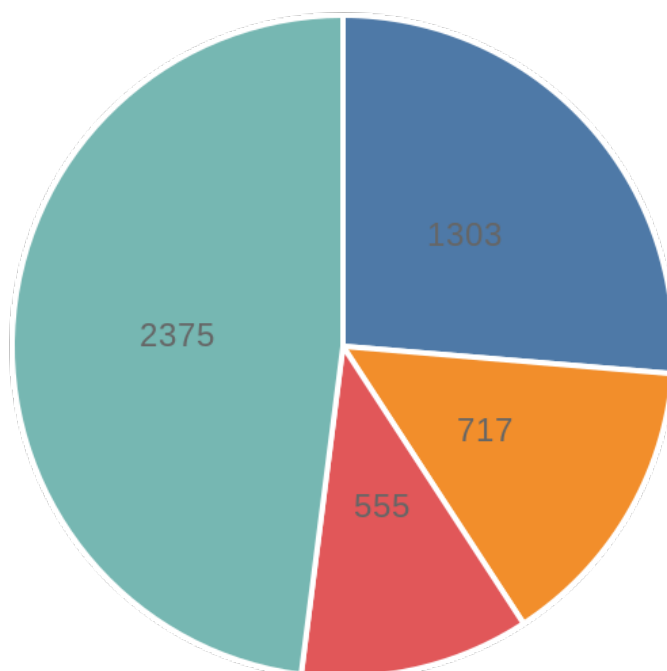
Age of Owners



Group	Count	%
YOUTH/ADULT	298	6.75%
MIDDLE AGED	1717	38.92%
MATURE	1522	34.50%
PENSIONER	875	19.83%

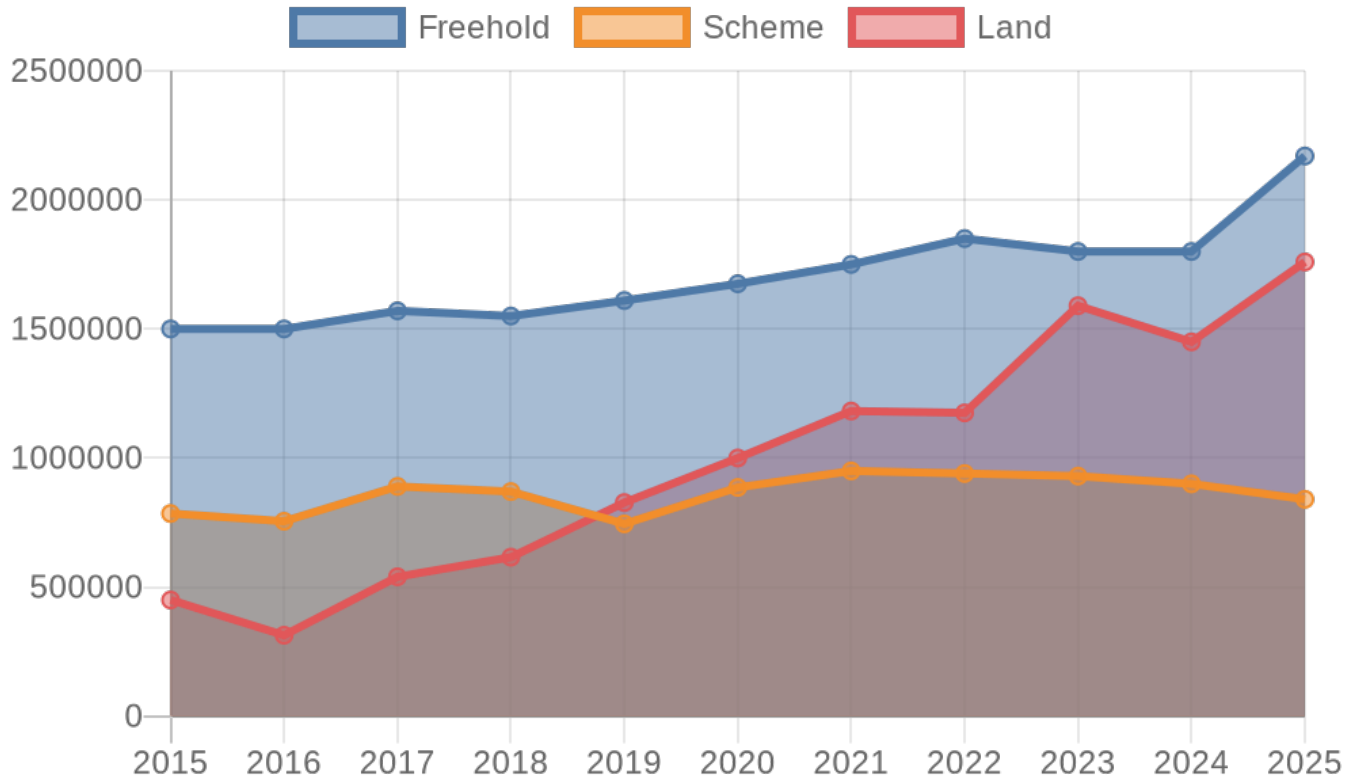
Tenure of Owners

LESS THAN 5 (26.32%)
5-7yrs (14.48%)
8-10yrs (11.21%)
11 and more (47.98%)



Tenure	Count	%
LESS THAN 5	1303	26.32%
5-7yrs	717	14.48%
8-10yrs	555	11.21%
11 and more	2375	47.98%

Suburb Trends



Year	Freehold	Scheme	Land
2015	R 1,500,000.00	R 785,000.00	R 450,000.00
2016	R 1,500,000.00	R 755,000.00	R 313,500.00
2017	R 1,570,000.00	R 890,000.00	R 540,000.00
2018	R 1,550,000.00	R 870,000.00	R 616,000.00
2019	R 1,610,000.00	R 745,000.00	R 827,500.00
2020	R 1,675,000.00	R 886,000.00	R 1,000,000.00
2021	R 1,750,000.00	R 950,000.00	R 1,182,000.00
2022	R 1,850,000.00	R 940,000.00	R 1,175,000.00
2023	R 1,800,000.00	R 930,000.00	R 1,590,000.00
2024	R 1,800,000.00	R 900,000.00	R 1,450,000.00
2025	R 2,170,000.00	R 840,000.00	R 1,759,526.00

Amenities

Description	Category	Distance (km)
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Air Freight Terminal	airport	5.08
Glenacres Service Station	FillingStation	0.80
Shell	FillingStation	0.82
Total	FillingStation	1.28
Gautrain Bus Stop - CR Swart Road	gautrain	4.06
Gautrain Bus Stop - Park Street - 8	gautrain	4.19
Gautrain Bus Stop - Pretoria Road	gautrain	4.41
Glen Marais Animal Hospital	hospital	0.08
Kempton Animal Hospital	hospital	1.52
Intercare Glen Marais	hospital	1.70
Ekurhuleni Metro	police	3.15
Empd Accident Bureau	police	3.50
Kempton Park Police Station	police	3.70
Yabba Dabba Do	school	0.17
New Kids on the Block	school	0.19
Windsor House Academy	school	0.18
The Junction Shopping Centre	shop	0.30
Woodbridge Square	shop	0.78
Broadacres Lifestyle Centre	shop	0.78
Phillip	tertiary	0.35
Sharon's Day Care	tertiary	0.66
Bio-Link Kempton Park	tertiary	2.34