



1. 36 Bergview Villas, 1609 Koekoek St, Bergtuin (Waverley) - Townhouse			
Market Value	R 670,000	Last traded for	R 655,506
Confidence	Medium	Date last traded	Oct-06
Speculator's Bid (73% of Market Value): R 489,100 Investor's Bid (80% of Market Value): R 536,000			
Judgement	N/A	Deposit	R 75,192
Plaintiff	FNB	Total Cash Req'd	R 117,296
Size	Living Areas	Bedrooms	Bathrooms
128	1	2	1
Other: Garage, private garden			
<p>This complex is located against the N1 Highway. All units are the same size, and six of them were sold in 2007 by the developer for R600kx3, R620k, R678k & R680k. One unit was sold privately (for cash) in 2008 for R680k. This duplex unit offers modern finishes like wooden window frames, granite tops, modern cupboards. It is currently advertised through FNB's Quick Sell programme for R722,500 (see ref J32370 on Private Property - which is where the picture to the left comes from). Expected rent R4,500-R4,800/m. It would seem that the unit is vacant.</p>			



2. 15 Carob Tree, 100 Jozini St, Moreletapark - Townhouse			
Market Value	R 1,040,000	Last traded for	R 755,000
Confidence	High	Date last traded	Apr-04
Speculator's Bid (73% of Market Value): R 759,200 Investor's Bid (80% of Market Value): R 832,000			
Judgement	N/A	Deposit	R 111,642
Plaintiff	Nedbank	Total Cash Req'd	R 161,534
Size	Living Areas	Bedrooms	Bathrooms
219	2	3	2
Other: 2 Garage			
<p>Six similar units were sold in this complex since Jan '07 for an average of R1041k, with a high of R1150k (Dec '07) and a low of R940k (Jan '07). Four of the units were sold between R1000k and R1100k. There are tenants occupying the premises. Levies are R1224/m, while only R172 is outstanding at present. Expected rent R6,500-R7,000/m.</p>			



3. 44 Kamassie Crescent, Moreletapark X23 - Duet			
Market Value	R 1,400,000	Last traded for	R 1,280,000
Confidence	Medium	Date last traded	Nov-05
Speculator's Bid (68% of Market Value): R 952,000 Investor's Bid (75% of Market Value): R 1,050,000			
Judgement	N/A	Deposit	R 132,027
Plaintiff	Standard	Total Cash Req'd	R 221,515
Size	Living Areas	Bedrooms	Bathrooms
240	3	3	2
Other: 2G, Pool (green)			
<p>It is not absolutely clear to us whether the front or back unit will be auctioned, but as the front unit has been vacant for a number of months it seems the most likely. Both of them appear to be in a good condition. The front unit was marketed 2-3 months ago through Fine & Country for R1.6m (webref 35472 and see more pictures there). Personal experience from a similar duet just down the road leads me to a more conservative market value. Expected rent ±R8,000/m.</p>			



4. 1035 Seeleu St, Pretorius Park (Garsfontein) - House			
Market Value	R 1,250,000	Last traded for	R 195,000
Confidence	Medium	Date last traded	Oct-96
Speculator's Bid (68% of Market Value): R 850,000 Investor's Bid (75% of Market Value): R 937,500			
Judgement	N/A	Deposit	R 123,927
Plaintiff	FNB	Total Cash Req'd	R 209,240
Size	Living Areas	Bedrooms	Bathrooms
1161	2	4	2
Other: 2 Garages, Pool & thatch lapa			
This house appears neat and in a good condition. The aerial photograph reveals the pool and entertainment area to the north of the house beside the garages. There is also a large back garden. Assessing an accurate market value is difficult as the last sales price dates back 14 years. The market value indicated here is based on personal experience in the area. Expected rent R7,500-R8,000/m.			



5. 851 Primula Rd, Woodhill Lavender (Moreleta Park) - Vacant Stand in Estate			
Market Value	R 600,000	Last traded for	R 700,000
Confidence	Medium	Date last traded	Nov-06
Speculator's Bid (68% of Market Value): R 408,000 Investor's Bid (75% of Market Value): R 450,000			
Judgement	N/A	Deposit	R 64,257
Plaintiff	Standard	Total Cash Req'd	R 96,407
Size	Living Areas	Bedrooms	Bathrooms
650		Vacant Stand	
This stand is located in a small estate with its entrance off Primula Road just opposite the Eastside Community Church entrance. The stand is a pan-handle, and its back fence is against an open veldt.			