

# ON AUCTION



## ±1853 Sqm Investment Income Property – Jan Kempdorp, NC

### INSOLVENT ESTATE INSTRUCTION

Property Information

Registered Details:	ERF 273 PTN 0 JAN KEMP
Suburb & City:	Jan Kempdorp
Property Type:	Residential
Zoning:	Residential
Property Size:	±1853 SQM
Rates & Taxes:	± R603.17 p/m
Other:	Water (basic): ±R58.11 p/m, Electricity (basic); ± R234.87 p/m, Refuse: ± R90.33 p/m & Sewerage: ± R148.32 p/m

Investment Income property with 7 Flatlets.  
The Main House has been divided into 4 Flatlets:

- 2 Bachelors Flats
- 2 One-bedroom Flatlets

Brick Building is also converted in to a 2 Bedroom flatlet

Garage has been converted into another 2 Flatlets.

All flatlets have their own pre-paid meters, water is included in rent from the tenants.

6 Flatlets currently has tenants and one bachelor flatlet is vacant.  
Current Rental Income ±R14,000 p/m from all flatlets

Auction Information & Rules

	<b>AUCTION</b>	<b>ONLINE &amp; ON-SITE</b>		
	Wednesday	18	September	12:00
	<b>9 Edmond Hess street, Jan Kempdorp</b>			
	<a href="https://maps.app.goo.gl/hDPLX6g7s6SGSr">https://maps.app.goo.gl/hDPLX6g7s6SGSr</a>		Renet 061 826 6103 Tom: 063 505 4098	
	By Appointment			
	<a href="https://www.saauctiongroup.co.za/Auctions/3842/insolvent-estate-property-online-on-site-auction">https://www.saauctiongroup.co.za/Auctions/3842/insolvent-estate-property-online-on-site-auction</a>			

<b>Registrations:</b>	Bidders can register prior to the auction or on auction day. A copy of you ID and proof of address for FICA compliance is required. The property is sold "Voetstoots". The auction is not subject to finance, unless pre-approved.
<b>Deposit:</b>	15% deposit payable on the highest bid
<b>Confirmation period:</b>	14 Business days
<b>Buyer's commission:</b>	5% + VAT
<b>Guarantees period:</b>	Balance of the purchase price payable within 45 days after confirmation of sale
<b>VAT / Transfer duties:</b>	Transfer Duties
<b>Areas on accounts: (Rates &amp; Taxes)</b>	For the account of the Estate
<b>Electrical (COC):</b>	For the account of the Buyer



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