

## PROPERTY FOR SALE

### SAC's Centre Saxenburg Park 1

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#### Unit 3

Size: 317m<sup>2</sup>

Title Deed: ST4993/2013

Zoning: General Business 1

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#### Property Expenses:

Unit 3

Rates & Taxes: R 3,900 per month

Levies: R 2,000 per month

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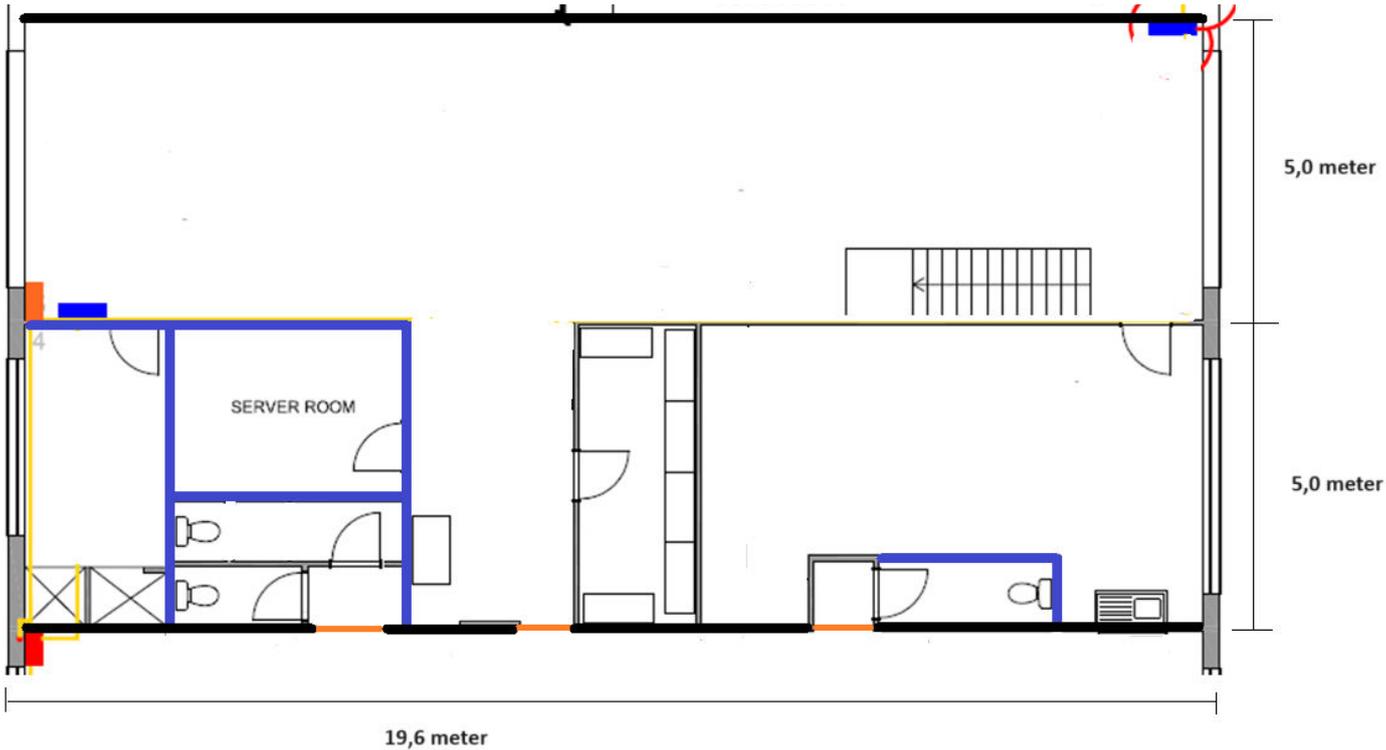
#### Property Overview:

Sac's Centre is a sectional title scheme consisting of two buildings that comprises of a blend of offices, showrooms, and workshop facilities.

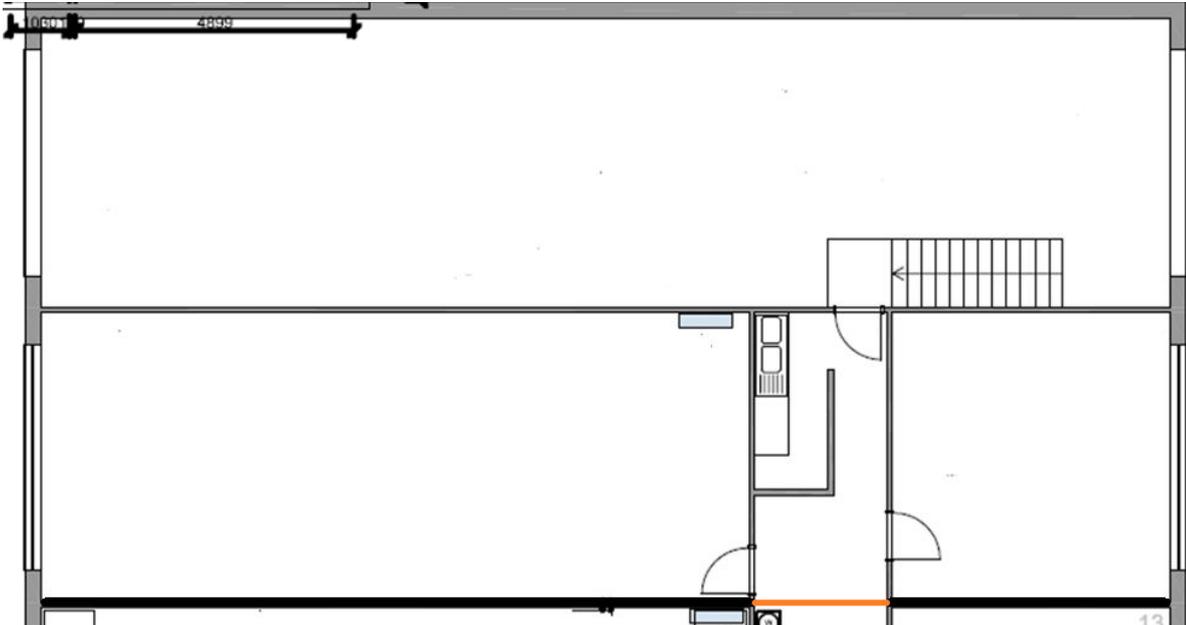
The buildings are constructed with a combination of steel and brick structures, featuring part face brick walls, large steel framed windows and extra length roller shutter doors.

Situated within Saxenburg Park 1, Sac's Centre boasts a favourable location with easy access to the R 301 and Stellenbosch Arterial. Various essential amenities are conveniently located in close proximity.

**GROUND FLOOR PLAN:**



**FIRST FLOOR PLAN:**









**COMPARABLE SALES:**

**Property description**

<b>Section 15 SS Sac's Centre (542/2007) situated on Erf 756 Rustdal</b>	
Type of accommodation	Light industrial / Business
GLA (Approximate)	266 m <sup>2</sup>
Gross Monthly Income	R 19 950
Operating Expenses per Month	R 3 990,00
Nett annualised income	R 191 520
Purchase Price Excl Vat	R 2 185 000
Purchase Date	12 October 2022
Yield	9%
Gross Rental	R 75,00 R/m <sup>2</sup>
Purchase Price based on GLA	R 8 214 R/m <sup>2</sup>



Comments This unit is forms part of the same development as the subject units in Rustdal. It offers similar light industrial/Business accommodation which is considered to be the most comparable. This can give a good indication of achievable selling rates for light industrial sectional title units in Saxenburg Park.

**Property description**

<b>Section 2, SS ADF CENTRE (336/2008), Saxenburg Park 2, 5 Vonkel Street, Rustdal</b>	
Type of accommodation	Light industrial / Business
Erf Extent	250 m <sup>2</sup>
GLA (m <sup>2</sup> ) Approximately	250 m <sup>2</sup>
Estimated Gross Monthly Income	R 18 250
Operating Expenses per Month	R 3 650
Estimated Nett annualised income	R 175 200
Purchase Price	R 2 012 500
Purchase Date	2 September 2022
Yield	8,7%
Nett Rental (R/m <sup>2</sup> )	R 58 R/m <sup>2</sup>
Gross Rental (R/m <sup>2</sup> )	R 73 R/m <sup>2</sup>
Purchase Price based on Erf Extent	R 8 050 R/m <sup>2</sup>
Purchase Price / Asking based on GLA (R/m <sup>2</sup> )	R 8 050 R/m <sup>2</sup>



Comments This unit is situated in Saxenburg Industrial 2 in Rustdal. It offers similar light industrial/Business accommodation considered to be inferior to the subject property in terms of location. This can give a good indication of achievable selling rates for light industrial sectional title units in Saxenburg Park. The price above appears to include VAT.