

PROPERTY FOR SALE

SAC's Centre Saxenburg Park 1

Unit 5

Size: 422m²

Title Deed: ST16132/2013

Zoning: General Business 1

Property Expenses:

Unit 5

Rates & Taxes: R 2,900 per month

Levies: R 2,700 per month

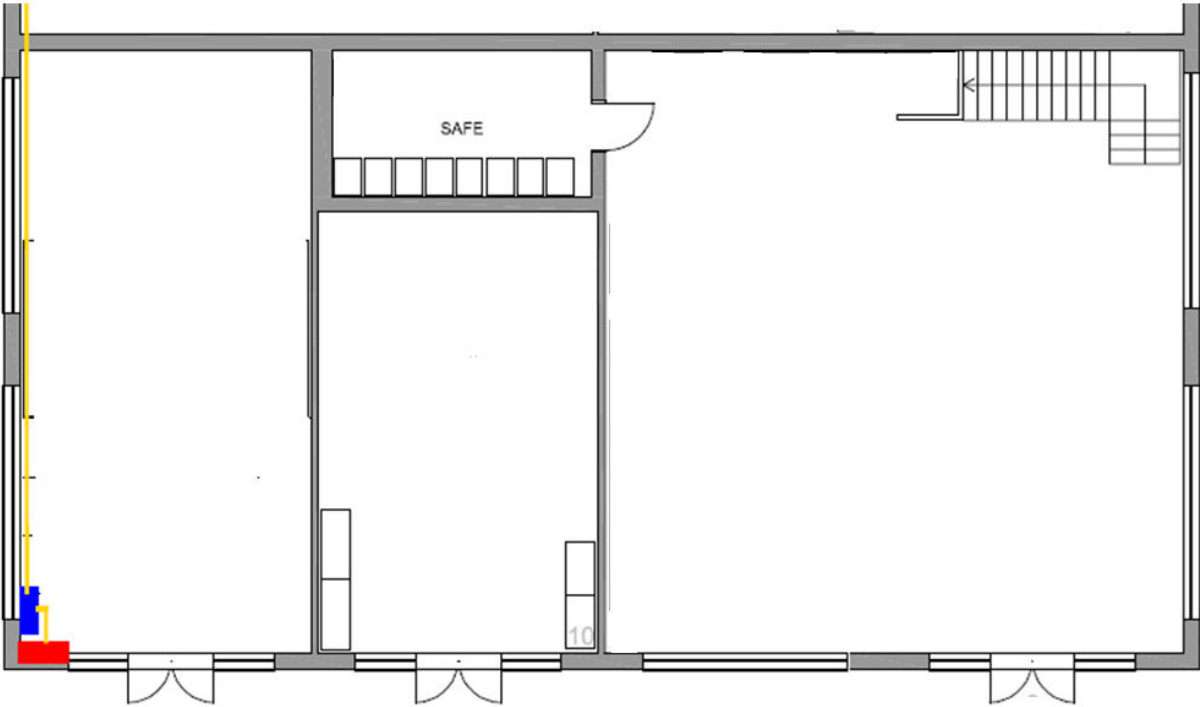
Property Overview:

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

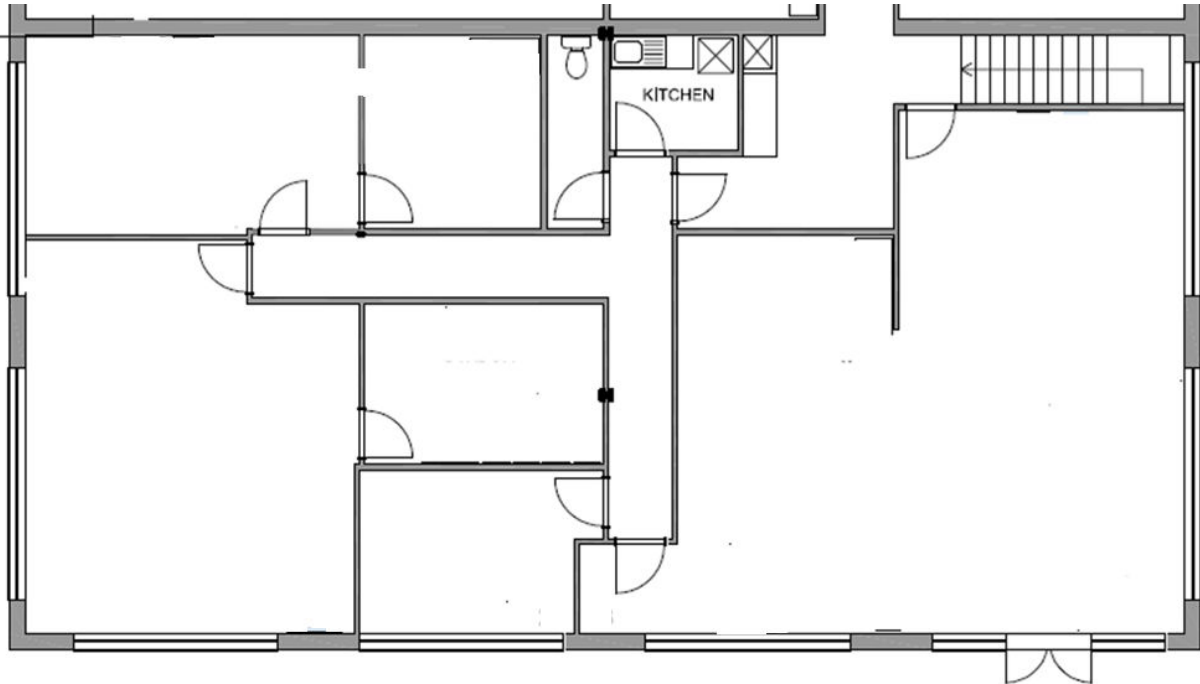
The buildings are constructed with a combination of steel and brick structures, featuring part face brick walls, large steel framed windows and extra length roller shutter doors.

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.

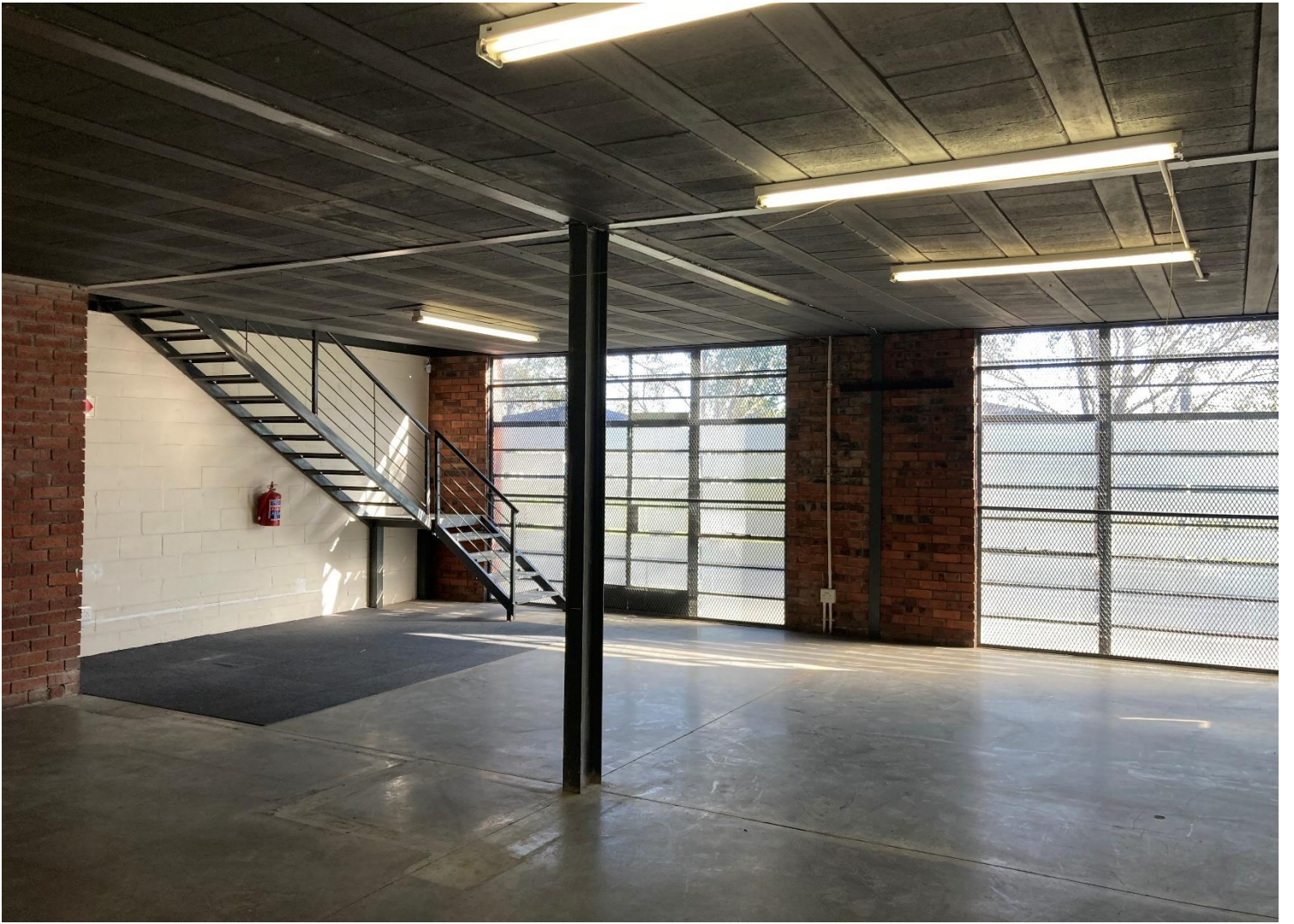
GROUND FLOOR PLAN:



FIRST FLOOR PLAN:









COMPARABLE SALES:

Property description

Section 15 SS Sac's Centre (542/2007) situated on Erf 756 Rustdal	
Type of accommodation	Light industrial / Business
GLA (Approximate)	266 m ²
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 ²
Purchase Price based on GLA	R 8 214 R/m ²



Comments: This unit 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

Section 2, SS ADF CENTRE (336/2008), Saxenburg Park 2, 5 Vonkel Street, Rustdal	
Type of accommodation	Light industrial / Business
Erf Extent	250 m ²
GLA (m ²) Approximately	250 m ²
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 ²)	R 58 R/m ²
Gross Rental (R/m ²)	R 73 R/m ²
Purchase Price based on Erf Extent	R 8 050 R/m ²
Purchase Price / Asking based on GLA (R/m ²)	R 8 050 R/m ²



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.