



VENDITOR
AUCTIONEERS



LIQUIDATION

**MULTI-STOREY MIXED-USE COMMERCIAL
AND RESIDENTIAL BUILDING**

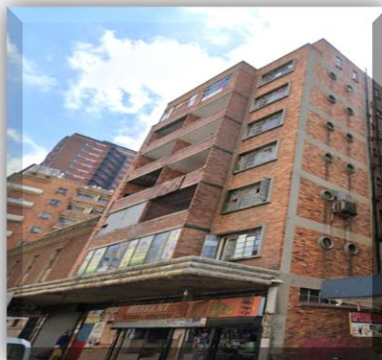
**106 TWIST STREET, HILLBROW
JOHANNESBURG, GAUTENG**

V VENDOR

A U C T I O N E E R S

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Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

The background is a solid dark gray. It features several large, abstract geometric shapes. In the top left, there is a dark gray chevron pointing downwards and to the right. In the top right, there is a red chevron pointing downwards and to the left. In the bottom right, there is a large, dark gray chevron pointing upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

LIGHTSTONE REPORT

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Property Details

FREEHOLD

106 Twist Street, Johannesburg, Gauteng

Suburb: Hillbrow

LEGAL
Erf 3621
Township: "JOHANNESBURG"
Mun: "CITY OF JOHANNESBURG"
Province: "GAUTENG"
Coordinates: [-26.189361 28.047427](#)
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)
248 m²

LAND SIZE (CADASTRAL)
247 m²

LAST SALES DATE
2007/07/09



Amenities



FILLING STATION

- 0.12 km** Hillbrow Gardens
- 0.16 km** Engen Hillview Service Station
- 0.24 km** Glenrob Motors



POLICE STATION

- 0.31 km** Hillbrow Police Station - South African Police Service
- 1.06 km** Provincial Head Office Sa Police Service Gauteng
- 1.61 km** South African Police Service Yeoville Police Station



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 0.01 km** Highpoint Shopping Centre
- 0.65 km** Montana Piazza
- 0.93 km** The Bridge Shopping Centre - East



HOSPITAL/CLINIC

- 0.1 km** Twist Street Medi Clinic
- 0.54 km** Dr M Khan
- 0.54 km** Dr M Muyanga



EDUCATION

- 0.09 km** New Lesedi Primary School
- 0.07 km** The Bee-Hill College
- 0.12 km** Afro Kombs College



PROPERTY DETAILS

PROPERTY IMPROVEMENTS

The existing improvements are consistent with a mixed-use income-generating property.

Investment Characteristics

- Income-producing mixed-use property.
- Diversified rental stream from retail and residential tenants.
- Located in an established rental market with sustained demand for affordable residential accommodation.
- Suitable for private investors seeking long-term rental income.

Component	Description
Building Type	Multi-storey mixed-use commercial and residential building comprising retail and residential accommodation.
Ground Floor	Two retail shop units situated at street level, providing direct access from the public street frontage.
First to Sixth Floors	Six residential floors, each comprising three self-contained residential flats, providing a total of 18 flats.
Rooftop Level	One additional self-contained residential flat situated on the rooftop level.
Residential Accommodation	Total residential component comprises 19 flats distributed over the upper floors and rooftop level.
Accommodation Summary	The improvements comprise 2 retail shop units and 19 residential flats, resulting in a mixed-use investment property.

Monthly Rates: R 6 161.54

Refuse: R 864.45

V VENDOR

A U C T I O N E E R S

INCOME AND EXPENDITURE SCHEDULE

ESTIMATED ANNUAL INCOME:

Property Type:	Qty:	Rental per month:	Total Rental Per month:	Annual Income:
Retail shop 1	1	R 10 000,00	R 10 000,00	R 120 000,00
Retail shop 2	1	R 20 000,00	R 20 000,00	R 240 000,00
Flats	19	R 3 700,00	R 100 300,00	R 843 600,00
		TOTAL:	R 130 300.00	R 1 203 600,00

Income:	R 100 300,00 x 12 months	=	R 1 203 600,00
Less Expenses:	- 35%	=	R 421 260,00
		=	<u>R 782 340,00</u>
Less Vacancy:	- 15%	=	R 117 351,00
		=	<u>R 664 989.00</u>
Capitalized:	<u>R 664 989.00</u> 11	x <u>100</u> 1	= <u>R 6 045 354,00</u>

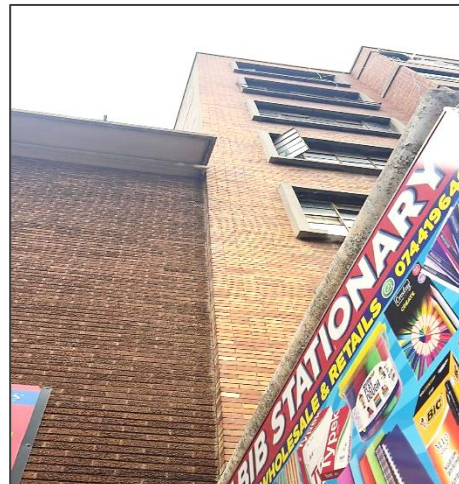
Rounded off to: R 6 000 000.00



PROPERTY PHOTOS

VA VENDOR

AUCTIONEERS





TERMS AND CONDITIONS

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- A 10% deposit, together with a 6% Buyer's commission, plus VAT on the commission, is payable upon signing the agreement.
- The Seller is Not VAT Registered. Transfer Duty Applies.
- The Offer is subject to the Acceptance of the Seller.
- After written acceptance, the buyer has 30-days to deliver guarantees.
- The property is sold voetstoots, "as is".
- Occupation is on Registration.
- All arrear Rates & Taxes & Levies are payable by the Seller, not the Purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16155NDB | Your name

Proof of payment: natasha@venditor.co.za



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AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za