

Property Report

Gooderson SanRock

Resort & Conference Centre



Modimolle(Nylstroom)

This report is based on information given to us
by the owners of the property and various other sources.
We cannot therefore be held responsible for errors,
omissions or assumptions made in good faith.

TITLE DEED DETAILS

DESCRIPTION

Legal Description	:	Ptn 77 Farm 412 RIETSPRUIT Reg Div: KR LIMPOPO
Property Type	:	FARM
Farm Name	:	RIETSPRUIT
Farm No	:	412
Portion Number	:	77
Registered Owner	:	ALAWILL INV PTY LTD
Title Deed	:	T38201/2009
Extent (Erf)	:	19. 1124 Ha
Local Authority	:	MODIMOLLE LOCAL MUNICIPALITY
Building	:	± 4 894 m2 under roof (Main lodge and Accommodation)
Address	:	SanRock resort R 101 5 km outside Modimolle (Nylstroom)

LOCALITY

San Rock Resort is located on the R101 approximately 5 Km outside Modimolle and rests in the heart of the waterberg region forming part of the Limpopo province. The R101 is the main conduit linking Bela-Bela and Polokwane . The Resort is approximately two hours drive from Johannesburg, making it an ideal weekend get away.

AMENITIES

Amenity	Type	Distance (km)
Modimolle School	CombinedSchool	0.43 km
TruckFuelNet	FillingStation	2.65 km
Caltex	FillingStation	3.11 km
Sasol	FillingStation	3.13 km
Police SAPS - Modimolle	PoliceStation	0.77 km
Police SAPS - Service Garage	Modimolle PoliceStation	2.88 km
Police SAPS - Modimolle	PoliceStation	3.69 km
Maokeng Primary School	PrimarySchool	0.58 km
Soloman Mahlangu	SecondarySchool	1.28 km
Sparrow Shopping Centre	ShoppingCentre	3.20 km
Modimolle FET College	TertiaryInstitution	3.17 km

IMPROVEMENTS



The buildings are aesthetically pleasing comprising of a main lodge, 34 hotel rooms, 18 self catering chalets, camp and caravan sites, staff accommodation, swimming pools, kiddies jungle gyms and braai areas covering 19 Ha of natural terrain and bushveld, providing a tranquil weekend get away, wedding venue or conferencing up to 400 seated guests. All accommodation is tastefully furnished with a good quality finish.

MAIN LODGE (+- 1970 m²)

Consisting of a reception, lounge, welcoming area, three conference facilities, industrial kitchen, offices, dinning area, bar with outside seating area, games room, laundry and maintenance workshop

HOTEL ROOMS (+_ 928m²)

30 x standard rooms consisting of double or 2 single beds with standard bathrooms, TV's, air-conditioner and coffee/tea table. (+- 26m²)

4 executive rooms consisting of lounge, bedroom, full bathroom, TV's, air-conditioner, coffee/tea table and bar fridge (+- 37m²)

SELF CATERING CHALETS (+- 1524 m²)

18 x well-furnished units, all with fully fitted kitchen, lounge, dinning and TV's. Most of the units have lofts with one or two bedrooms and each unit benefits from an outside braai and seating area.

2 x 2 sleeper units (33m²)

2 x 4 sleeper units (54m²)

10 x 6 sleeper units (88m²)

2 x 10 sleeper units (117m²)

2 x 8 sleeper units (118m²)

CARAVAN SITES

All sites are demarcated and have separate electric supply with male and female ablutions.

ABLUTIONS, TUCK SHOP & JACUZZI HOUSE (+-208m²)

These structures surround the entertainment areas comprising of 2 x Swimming Pools, Badminton, Tennis, Putt-Putt, Jacuzzi and Kids Jungle Gym.

STAFF QUARTERS (+- 264m²)

Three separate units accommodating manager and staff members.

MARKET VALUE (INTRINSIC)

To determine the value, various sources were used including the Surveyor Generals Office, Deeds Office, however given the unique nature and position of the Property, recent sales/rentals achieved in the surrounding areas have been considered in obtaining a basic land value rate.

There were no comparable sales in the immediate area giving a fair market related comparison, therefore a fair discounted rate per square metre basis has been calculated for the improvements. The Rand value varied according to the age and the finishes of the improvement.

Land 19.1124 Ha @ R 85 000/ Ha	= R 1 624 554.00
Main Lodge 1970m ² @ R 3000.00/ m ²	= R 5 910 000.00
Hotel rooms 928 m ² @ R 2500.00/m ²	= R 2 320 000.00
Self Catering Chalets 1524m ² @ R 2000/ m ²	= R 3 048 000.00
Ablutions & shop 208m ² @ R 1500.00 /m ²	= R 312 000.00
Staff Quarters 264 m ² @ R 2000.00/ m ²	= R 528 000.00
Swimming pools + Jacuzzi Room + Tennis courts (nominal)	= R 250 000.00
Furniture (rooms and main lodge) (nominal)	= R 1 500 000.00
Paving circa 1000m ² @ R 100.00/m ²	= R 100 000.00
Total = R 15 592 554.00	
<u>Say R 15 550 000.00</u>	
<u>(Fifteen million Five hundred & Fifty thousand rands)</u>	

AUCTION SAT 29TH NOVEMBER 2014
@ 12 NOON
ON SITE

PHOTO GALLERY





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