Reg. No 2002/025241/07
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VALUATION REPORT

Client
C S P Prop Inv CC

Property description
Jeppestown Erf 2762

Address
60 John Page Drive (R29)

Prepared by	:	Jacques Saayman
Date	:	30 May 2014

1. INSTRUCTION

We have been instructed by C S P Prop Inv CC, to visit and inspect the subject property known as Jeppestown Erf 2762 , situated at 60 John Page Drive (R29), for the purpose of advising you of our opinion of the Open Market Value as at effective valuation date 23 May 2014. The subject property is being valued to determine the market value of the property

2. DATE OF INSPECTION AND EFFECTIVE DATE OF REPORT

The subject property was physically inspected on :	23 May 2014
Effective date of valuation:	23 May 2014

3. TITLE DEED INFORMATION

We have not had sight of the relevant Title Deed but Deeds Office (Aktex) Enquiries indicate that the property is held as follows:

	Property
Title Deed Number:	T7482/1995
Registered Property Description:	Jeppestown Erf 2762
Registered Owner:	C S P Prop Inv CC
Registration division:	IR
Province	Gauteng
Date of purchase by present Owner:	24 November 1994
Date of registration:	23 February 1995
Previous purchase price:	R 975 000
Site area:	1251 m²
Endorsements registered:	B42751/1995 Nedcor Bank Ltd R200,000
	B32583/1996 Absa Bank Ltd R 940,000

Servitudes noted:	None

4. PURCHASE PRICE

Not Applicable

5. TOWN PLANNING CONDITIONS

5.1 Local Authority : City of Johannesburg Metropolitan Council

	PERMITTED		ACTUAL	
Zoning	Industrial 1		Factory / offices	
Coverage:	100%	1251 m²	88%	1102 m²
Height	59° from opposite street boundary		3	Storeys
FAR/Bulk:	5.9	7381 m²	2.70	3372 m²
Building Lines	1,5m along street frontage		Complies	
Parking requirements	As per scheme		Sufficient	
Comments	Property conforms to town planning requirements.			

	Yes	No
Rates and Taxes up to date	X	

If "No" see item 11

Environmental impact of business operating from property	**Low**	**High**	
	X		If "High" see item11

5.2 Municipal Valuation:

	Tariff	Monthly Assessment rates
R 3 030 000	0.0176040	R 4 445.01

6. PROPERTY DESCRIPTION

Primary use: Factory / offices

6.1 Site Description

The subject property has a triangular shaped stand that is situated on the corner of Hanau Street and John Page Drive on the southern side of the Railway track. The subject property is considered to be level with the street with reference to John Page Drive and slopes gradually towards the south western boundary in Hanau Street. The main entrance of the property faces in a north easterly direction. (See locality map and aerial photo attached).

7. IMPROVEMENTS

The subject property is improved with a 3 storey triangular shaped face brick building with steel and IBR cladding. The property consist of the following :

7.1 Ground floor

The lower ground floor is accessible from Hanau Street which is also the loading zone from the street. There are 3 loading zones with roller shutter door entrances, one of the loading zones has a 2 ton overhead crane. This floor area include an open plan factory, mezzanine storage level, 3 storerooms, 2 offices as well as a generator.

7.2 First floor

The ground floor is accessible from John Page Drive and consist of a covered entrance, entrance hall, reception area with service counter, boardroom, 3 offices, strong room, store room, ink room, open plan factory with internal office area and store room, screen wash area, dark room, 2 sets of staff ablutions as well as change rooms. Access to the factory is also gained from the roller shutter access door from the street, which is also a loading zone.

7.3 Second floor

The 1st floor is accessible via a stair case as well as a elevator (not in working condition) and consist of an open plan office, 3 other separate offices, ablutions and the open plan factory area. One of the offices has an internal toilet and basin and the internal walls of this office is also covered with wood wall cladding.

7.4 Description of Finishes :

Structure		:	Face brick and steel
Floors		:	Parquet, ceramic tiles, carpets and concrete
Walls	Internal	:	Brick plastered and painted
	External	:	Face brick
Ceilings		:	Concrete
Roof		:	Property is covered with an IBR steel sheeted roof
Window & doors		:	Steel window and door frames

7.5 ## ACCOMMODATION :

Accommodation & areas	Rentable Area / m²	Building Area	
Factory / office (Ground floor)	1146	1146	m²
Factory / office (1st floor)	1146	1146	m²
Factory / office (2nd floor)	1146	1146	m²
Stair case (3 floors)		66	m²
Canopy		12	m²
Totals	**3438** m²	**3450**	**m²**

7.6 **Comments on finishes:**

The property is considered fairly old with reasonable quality finishes that compare with similar type properties in the surrounding area. The building is old but still functional. No structural defects were noted upon inspection. It should be noted that we have not undertaken a structural survey of the improvements, but all appears to be structurally sound.

7.7 **Site works & other:**

The back entrance to the workshop is enclosed with a face brick wall, fitted with razor wire and access is controlled via a steel gate. The remainder of the property is covered with brick paving and provision is made for dedicated parking bays for clients. Other site works include IBR and shade net carport parking bays as well as a double volume canopy with car lift at the back of the workshop.

8. LOCALITY AND ENVIRONMENT

8.1 The subject area is situated approximately 2km south east of the Johannesburg Central Business District (CBD). The immediate area consists predominantly of industrial and commercial developments, including retail, offices, workshops, warehouses as well as residential properties that cater for the lower end of the property market with reference to size, age and condition of properties. The general condition of properties in the area is considered to fall victim to urban decay with reference to the age of buildings and general upkeep of properties. All local amenities and services are available in the immediate area and surrounding suburbs. The property and area are easily accessible via a good road network which includes main roads such as Main Reef Road, John Page Drive, Commissioner Street (R24) as well as in close proximity to the M2 freeway. Surrounding suburbs are Malvern, Droste Park, Troyeville, City and Suburban, Denver and New Doornfontein. The property has good exposure to passing traffic since John Page street is a busy road that connects the east towards the main CBD area of Johannesburg. The closest railway station is some 615m north west of the subject property.

9. PREVIOUS PROPERTY VALUATION

Valuation amount	:	R 3 200 000
Date of valuation	:	20 May 2009

10. VALUATION MOTIVATION

We have used the net income capitalisation method of valuation to determine the value of this property. The current occupation is regarded as the "highest and best use" for the property and is valued as is. This method determines the net normalised annual income of the property, assuming the property is fully let at market related rentals, and market escalations, with an allowance made for vacancies (where applicable). Market related operating expenses are incurred, resulting in a net annual income which is then capitalised at a market related rate. The capitalisation rate is determined from the market (i.e. the rate at which similar assets have traded recently), and is influenced in general by: rates of return of similar properties, risk, obsolescence, inflation, market rental growth rates, rates of return on other investments, as well as mortgage lending rates.

In determining the relevant capitalisation rate we have taken the following into account:

10.1 The highest and best use, age, size and type of the accommodation offered :

The subject property is improved with a purposely designed building that was built for the purpose of a industrial and/or commercial space with related activities. The property is considered very old, but still fully functional, no urgent upgrading is necessary as the property complies with the standard of similar type properties in the area. The property is not utilising the maximum coverage of 100% and can still develop an additional 149m² of ground floor area, we do however not envisage a demand for additional floor space at this this. We regard the property to be developed to the satisfaction of the owners requirements and demand for type of accommodation offered. The highest and best use of the property is currently being utilised. The accommodation offered does not add any additional risk to the property and would therefore not influence the cap rate negatively.

10.2 The location and exposure of the subject property :

The subject property has good exposure to passing traffic since John Page Drive is a fairly busy arterial route towards the Johannesburg CBD. The property is situated in an area that show signs of urban decay, but considering the used of the property offer very large accommodation for a business that does not rely on passing traffic to increase potential business. The location of the property will therefore not have any additional negative influence on the cap rate compared to other similar properties in the area.

10.3 Current levels of demand :

Growth in industrial rentals in Durban has been heating up, so much so that in recent quarters this city has been showing the strongest growth amongst the major industrial regions. During the fourth quarter of 2013, prime industrial rentals in Durban were up by an impressive yearly rate of 9%. As for rental growth in the country's other major industrial conurbations, rentals on the East Rand were able to show growth of 5%. In the Central Witwatersrand and the Cape Peninsula, rental growth of 2% was recorded, while in Port Elizabeth rentals were unable to show any growth. We estimate building costs — overall tender prices — to have shown yearly growth of about 6% during the fourth quarter of 2013. This is roughly in line with the 7% growth in building-input prices. Thus, the estimated 6% growth in building costs implies that Durban was the only industrial conurbation which saw real growth in market rentals. For now, conditions in the manufacturing sector remain challenging. This naturally places a lid on the demand for industrial space and might keep rentals growing at moderate rates. Naturally, the weak rand (not to mention its potential to weaken even further) will make S.A. goods internationally more competitive – but only for the time being, until inflation catches up.

10.4 Capitalisation Rate

Definition :

A standard capitalization rate (colloquially referred to as a cap rate) is the expected net operating income for year 1, assuming the entire building is let at open-market rentals, divided by the purchase price. This calculation ignores VAT, transfer duty and income tax, and it assumes a cash transaction.

Current Cap rate analysis :

Despite the weakness in non-residential property fundamentals, capitalization rates have in recent years been able to move marginally south and sideways. For now, however, a risk to the capitalization- rate outlook is the possibility of a rising (weakening) trend in the income yields of listed funds, should yields on long bonds increase. Consider here the possible effect that a slumping rand (through its effect on inflation expectations) and the US Fed's tapering of its QE programme might have on SA long-bond yields. Thus, an increasing trend in the income yields of listed property might result in the funds becoming less aggressive in the prices they are prepared to pay for directly-held property, considering the potential for earnings dilution

Sales of comparable properties to determine capitalisation rate :

The following sales have taken place in close proximity to the subject property and have been included as indicative of market trends at present.

10.4.1

Property Description:	Benrose Ext 1 Erf 193
Current use :	Shop , warehouse
Property Address:	34 Main Reef Road
Purchase Price:	R 4 000 000
Purchase date:	07 May 2013
Net Annual Income:	R 487 872
Stand size :	3250 m^2
Let table area:	2310 m^2
Cap rate:	12.20%
Location :	Situated 600m south east from subject property

Comments :

This property is also situated on the same road (John Page Drive becomes Main Reef Road) and has therefore similar exposure, access and subject to similar market environment. Although this property is smaller in size with regards to building, it offer similar accommodation in terms of age, condition and general kerb appeal. Good indication of achievable value and cap rate for the area.

10.4.2

Property Description:	Benrose Ext 4 Erf 170
Current use :	Offices , Factory
Property Address:	28 Adam Street
Purchase Price:	R 6 400 000
Purchase date:	08 May 2012
Net Annual Income:	R 654 912
Stand size :	2202 m^2
Let table area:	2274 m^2
Cap rate:	10.23%
Location :	Situated 1,5km south east from subject property

Comments :

This property is also smaller in terms of building size, but offer better accommodation with regards to quality of finishes and general condition. This property is not as well exposed as the subject property, but offer a newer building with better access and parking.

10.4.3 **Conclusion on capitalisation rate:**

We have utilised the capitalised method of valuation whereby the net income of the first year is capitalised at a rate deemed appropriate. According to previous sales in the area and information obtained from other similar properties, property brokers and agents, the capitalisation rate should between 10% and 12% depending on age, location, exposure and condition of building. The subject property is fairly old, but has good exposure. Considering the supply and demand in the area as well as income group and surrounding developments, we conclude that a capitalisation rate of 12% is market related for the subject property and will therefore be used in this report.

10.5 Market analysis

10.5.1 Macro Economy

For now, the outlook for non-residential property fundamentals remains hesitant. The seeming unabated slump in consumer confidence levels and weak consumer credit health may lead to continued weak growth in retail sales volumes. This would not bode well for retailer trading densities and rental growth. Regarding office property, demand for office space continues to flat line, leading to vacancy rates that are unable to drop, and resulting in mediocre growth in rentals. On the industrial front, the recent recovery in output produced by the manufacturing sector is good news for the industrial rentals. However, the significant drop in the Kagiso Purchasing Managers Index (PMI)1 in September 2013 is a sign that the manufacturing industry is not out of the woods as yet. Of course, our suggestion of continued weak growth in retail sales volumes also implies the possibility of lacklustre demand for (rented) industrial warehouse space.

Strong consumption expenditure, which provided an important catalyst for the retail sector of the commercial property market, is starting to wane. Investors in the commercial property market will primarily be focused on maintaining returns through a reduction of vacancy rates and operating cost escalations. It is unlikely that rental increases in the office sector will rise in real terms until office vacancies decline to below the 8 percent mark. Although the South African property market will be operating in an uncertain macro economic environment in 2013, the slowdown in building activity in both the residential and commercial sector will result in a gradual mopping up of supply as the year progresses.

10.5.2 Micro economy

According to Quagga Property Brokers director, Len Pears, now is the best time to invest in commercial and industrial properties. People are concerned about the economy, similarly to how it was in 1994, but now is the time to buy as prices are still on the low side, compared with when the economy was in its prime." He notes that they have experienced phenomenal growth in sales in 2012 ranging from investors looking for new stock along with owner occupiers looking for new properties, and this is still the same trend they are seeing. Org Geldenhuys, managing director of Abacus Divisions, notes that vacancies in the office sector are slowly coming down, in some places at least although still far from where they would like to see them down to. He says deals with tenants include tenant installation allowances that are above the norm – rent free periods, dropping rates with the hope to attract tenants. For rest of the year, he says vacancies will be reduced and rentals will stabilise. Escalations are now more in line with inflation and tenants will be in the driving seat for as long as vacancy levels are high and this is expected to change over the next 12 to 18 months, explains Geldenhuys.

According to John Roberts, chief executive officer of the Just Property Group, more than any other province Gauteng is a hub of infrastructural change mainly as a result of major projects now reaching completion including the Gautrain and Rea Vaya BRT (Bus Rapid Transport System), as well as unprecedented road and traffic upgrades. As a consequence, whole commercial growth nodes are emerging, while the improved transport systems will see far greater movement and integration across regions as well as changes to traditional urban structures, he says. The move to decentralise continues in greater Johannesburg, as evidenced by the fact that 40 000 square metres of speculative office space is currently under construction in the Sandton CBD, with a further 500 000 square metres of office rights available for development. "These major infrastructural projects present positive opportunities for the commercial property sector and will have a profound effect on the way commercial and office tenants view lease renewals in the forthcoming year," he says. Building operating costs, especially security and municipal service costs with reference to the continued electricity price that rise faster than inflation with Eskom's price increases of 8 percent a year over the next five years one example, according to the annual Broll Property Report 2013.

10.6 Comparable rentals:

10.6.1

Property Description:	Benrose Ext 3 Erf 122	
Property Address:	37 Julbert Road	
Current use :	Warehouse / Offices	
Tenant:	Prodec	
Monthly Rental:	R 42 540	
Let table area/s:	1418	m^2
Rate per m²	R 30.00	$/m^2$
Comments:	Superior building in terms of condition, quality of improvements, location and kerb appeal. Subject property offer more than double the let able size and is also much older than this building. Subject property should achieve much lower rentals in the open market	

10.6.2

Property Description:	Benrose	
Current use :	Factory / offices	
Tenant:	To let	
Monthly Rental:	R 43 120	
Let table area/s:	1540	m^2
Rate per m²	R 28.00	$/m^2$
Comments:	This property is smaller in terms of size of building and offer similar quality improvements with 870m² of factory space and 670m² of offices. Good indication of highest achievable rental for superior property in a better area than the subject property.	

10.6.3

Property Description:	Jeppestown	
Current use :	Warehouse / Office	
Tenant:	To let	
Monthly Rental:	R 57 500	
Let table area/s:	2300	m^2
Rate per m²	R 25.00	$/m^2$
Comments:	This property offer smaller accommodation, but compares well in terms of age, quality and general kerb appeal of property in the same township. We consider this rental to the best indication of rental compared to subject property.	

10.6.4

Property Description:	Jeppestown	
Current use :	Warehouse / Office	
Property Address:	26 Julbert Road	
Tenant:	To let	
Monthly Rental:	R 57 512	
Let table area/s:	4000	m^2
Rate per m²	R 14.38	$/m^2$
Comments:	This property is considered the best comparable rental in terms of size, condition and general kerb appeal. This rentals also confirms the subject properties current lease	

10.6.5 **Conclusion on rental rate:**

The current lease was analysed and compared to market rentals. Market rentals according to leased properties in the vicinity and other similar type areas indicate rates for retail between R14/m² - R30/m², depending on size, exposure, condition and location. Current lease indicate a rental of R14,76/m² for the entire property, which is considered realistic if we take into account that the subject property is very large compared to most of the rental information supplied above and also the age and condition of the property compared to the general industrial property found in better suburbs. Taking these factors into account we regard the subject lease to be market related and will use the lease information to determine an annual cash flow.

10.7 Expenditures

The expenditure has been calculated using actual rates amount, sanitary and refuse as received from the municipality. The water and electricity accounts have not been included as tenant is usually responsible for these expenditures. Market related amounts, which are based on similar properties, have been allowed for items such as repairs and maintenance, insurance, audit and management fees

The expense ratios of 19.73% and a rate of R2.84/m² per month, based on the gross let table area, is considered to be market related as it falls within the market parameters.

10.8 Area Vacancies

There is currently a fairly good demand for similar type property in the area and very few vacancies exist. Therefore a minimal vacancy rate of 2% will be used.

10.9 Sources of information

Local Municipality, South African Property Transfer Guide - Sales in area, Title Deed Office - Deeds web and the Surveyor Generals Offices.

11. CONDITIONS OF VALUATION

11.1 None

12. VALUATION CALCULATION

12.1 INCOME

INCOME AS PER RENTAL SCHEDULE CALCULATIONS

Accommodation	Tenant / Owner	Lease Term / Years	Lease Expiry	Let table area in m² / unit	Rate per unit	Monthly Rental	Applicable Escalated Gross Annual Rental
Factory / Office (All floors)	Daly Property Trust	yearly	yearly	3 438.00	R 14.76	R 50 731	R 608 773

Gross Market Related Monthly Income		R 50 731
Gross Market Annual Income		R 608 773
Less Area Vacancies	2.00%	R 12 175
Plus Recoveries		
Adjusted gross annual income after provision vacancies and recoveries		R 596 597

12.2 EXPENDITURE

EXPENDITURE						
Municipal Expenses						
Assessment Rates			Tenants responsibility		x 12 months	R -
Sewerage			Tenants responsibility		x 12 months	R -
Refuse			Tenants responsibility		x 12 months	R -
Property Maintenance Expenses						
Insurance			R	2 039.65	x 12 months	R 24 476
Repairs & maintenance		0.30%	of gross replacement value	R 5 082	x 12 months	R 60 979
General Management Expenses						
Management fee		5.000%	of gross rental income	R 2 537	x 12 months	R 30 439
Audit fee	(Minimum of R1000)	0.300%	of gross rental income	R 152	x 12 months	R 1 826
Sub Total Expenditure						R 117 720
Income/Expenditure Ratio in %		19.7%				
Income/Expenditure Ratio per m²		R 2.84	/m²			
Less: Expenditure (Escalated)						R 117 720
Net Annual Income						R 478 878

VALUE CALCULATION		
Capitalisation Rate Used	**12.00%**	
Valuation amount		**R 3 990 649**
Rounded valuation amount		**R 4 000 000**

13. EXECUTIVE SUMMARY

Although the subject property is considered old and does not has very good quality finishes, it offer very large let able space on a fairly main arterial route that has easy access to the CBD of Johannesburg and freeway. The property has its own power generator and is considered to be fairly well maintained.

In the opinion of the undersigned, is the subject property provided, suitable security for mortgage lending on a stand-alone basis:	**Yes**

Property / Building Rating

Scale	Rating	Let ability	Saleability	Building condition
9	Excellent			
8	Very Good			
7	Good			
6	Above average			
5	Average	X	X	X
4	Below average			
3	Poor			
2	Very poor			
1	Unlettable			

RATING INTERPRETATION	
Let ability	5 - Reasonable demand. Limited variety of tenants.
Saleability	5 - Reasonable demand. Limited variety of purchasers.
Building condition	5 - Structurally strong buildings that need a fair amount of cosmetic attention.

14. VALUATION

We are of the opinion that the Open Market Value of the subject property being Jeppestown Erf 2762, as at 23-May-2014, is in the order of:

R 4 000 000

(Four Million Rand).

The signatory/ies to this document hereby confirms that he / they has / have no present or contemplated interest in this or any other properties or any other interests, which would affect the statements or values contained in this valuation report. The valuation enclosed herewith was therefore undertaken on a completely independent basis.

Jacques Saayman
Professional Associated Valuer
Registration Number 4182/3

30 May 2014

Date of Signature
Valuer

Caveats

- **Full Disclosure**
  This valuation has been prepared on the basis that full disclosure of all information and factors which may affect the valuation have been made to ourselves and we cannot accept any liability or responsibility whatsoever for the valuation, unless such full disclosure has been made.

- **Valuation Standard**
  This valuation has been prepared in accordance within the guidelines of the South African Institute of Valuers for valuation reports.

- **Plans.**
  All plans included within the Valuation Report are supplied for the purpose of identification only and are not necessarily to scale.

- **Statutory Notices and Unlawful Use**
  We have assumed that the property and its value are unaffected by any statutory notice or condition of Title where Title Deeds have not been inspected, and that neither the property nor its condition, nor its use, nor its intended use, is or will be unlawful.

- **Non-Publication**
  Kindly note that neither the whole nor any part of this report, nor any reference thereto may be included in any published document, circular or statement, nor published in any way without our prior written approval as to the form or context in which it may appear.

- **Disclaimer**
  We have not inspected woodwork or other parts of the structure which are covered, unexposed, or inaccessible and we are therefore unable to report that such parts of the property are free of rot, beetle and defects.

<u>Appendices:</u>

1. Photos
2. Copy (ies) of Aktex Report (s)
3. Locality map
4. Aerial Photograph
5. Breakdown or replacement costs (HOC)
6. Sketch Plan
7. Invoice

CASHFLOW							
	CLIENT	**C S P Prop Inv CC**					
	ERF No.	**Jeppestown Erf 2762**					
	Effective Date:	**23 May 2014**					
	INCOME						
	Tenants / Owner	Lettable area / units	Rental rate /m²	Lease expiry date	Date of next Escalation	Escal. month	Escal. rate
1	Factory / Office (All floors)	**3 438**	R 14.76	28 February 2015	2015-02-28	1	8.00%
Total area		**3 438**	R 14.76				
	Vacancy factor						

Year 1												
Months												
1	2	3	4	5	6	7	8	9	10	11	12	**Tot**
May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	
R 50 731	R 50 731	R 50 731	R 50 731	R 50 731	R 50 731	R 50 731	R 50 731	R 50 731	R 50 731	R 50 731	R 50 731	R 608
												R 608

Jeppestown Erf 2762

PHOTOGRAPHS

View from Hanau / John Page Street

Front view - John Page Street

Side view - Hanau Street

Back of building

Factory printing

Design Office

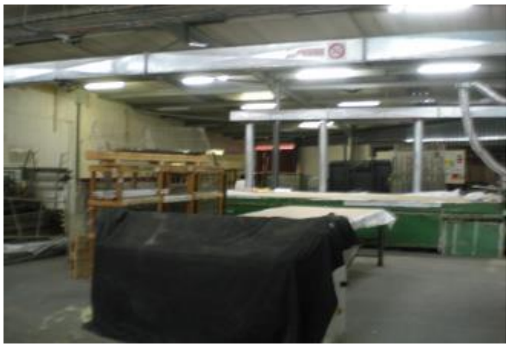
Printing factory

Factory

Jeppestown Erf 2762

PHOTOGRAPHS

Printing office



Factory

Load zone entry / Mezz storage

New printing area

Generator

Factory

Boardroom

kitchen

Jeppestown Erf 2762

Details of Title Deed/s

Property detail:

Deeds registry	JOHANNESBURG
Property type	ERF
Township	JEPPESTOWN
Erf number	2762
Portion	0
Province	GAUTENG
Registration division/Administrative district	IR
Local authority	CITY OF JOHANNESBURG
Previous description	-
Diagram deed number	T11256/963
Extent	1251.0000 SQM
LPI Code	T0IR03380000276200000

Title Deeds detail:

Document	Registration date	Purchase date	Amount	Microfilm reference	Document copy?
T7482/1995	19950223	19941124	R975000.00	1996 0360 0670	Yes

Owners detail:

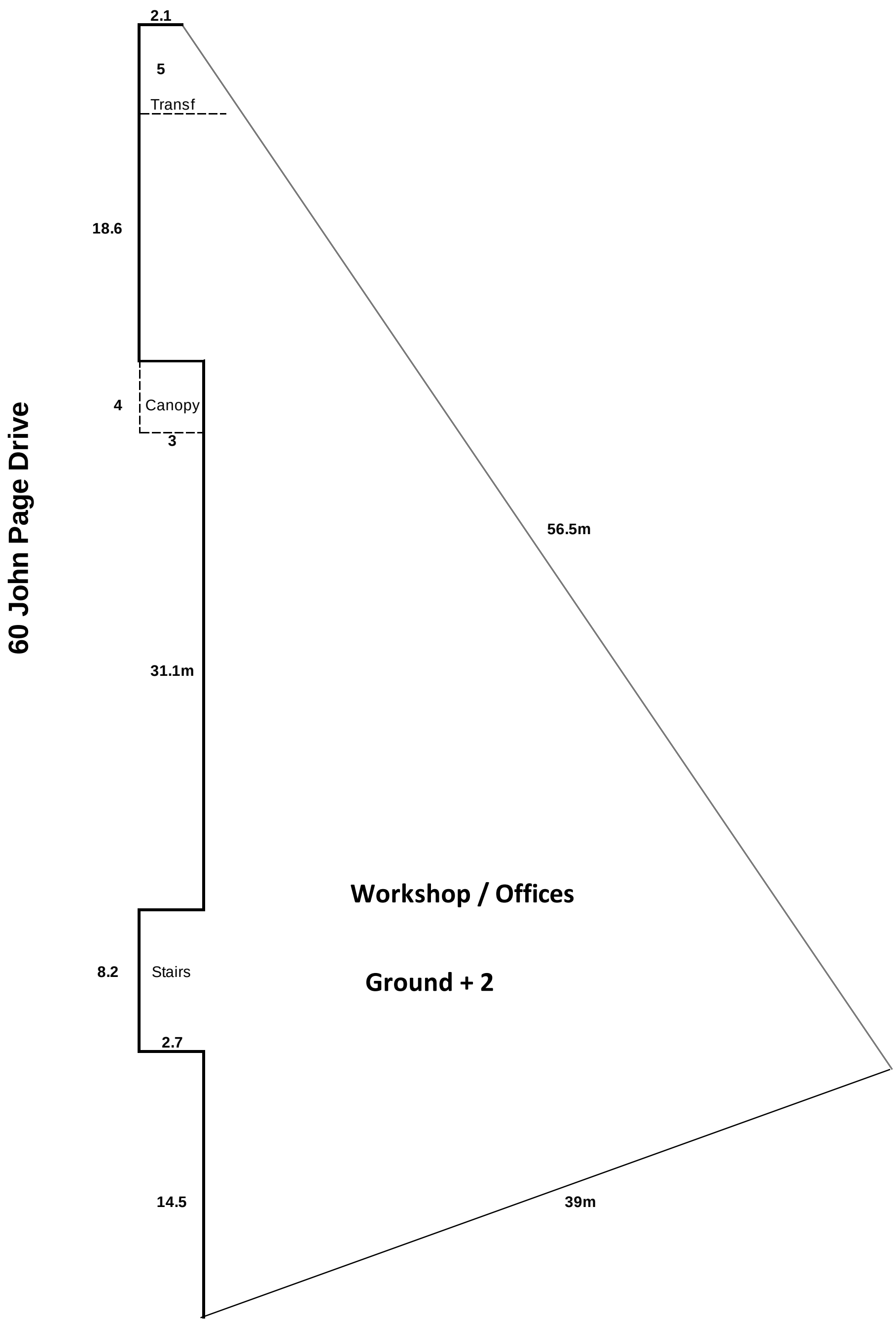
Document	Full name	Identity Number	Share	Person Enquiry?
T7482/1995	C S P PROP INV CC	198601637423	-	Yes

Endorsements / Encumbrances:

Endorsement / Encumbrance	Holder	Amount	Microfilm reference	Document copy?
B32583/1996	A B S A BANK LTD	R940000.00	1996 0360 0675	Yes
B42751/1995	NEDCOR BANK LTD	R200000.00	1996 0360 0702	Yes

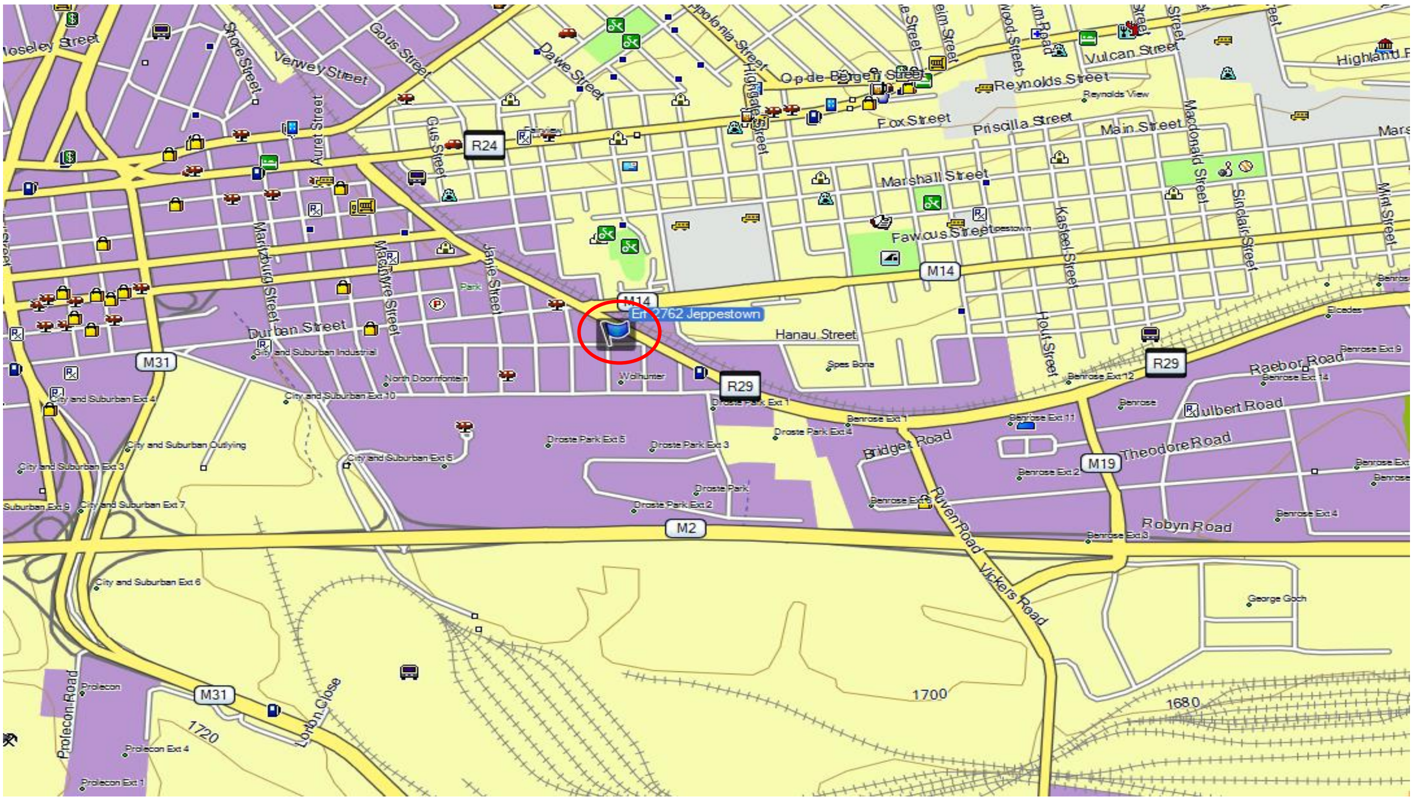
History:

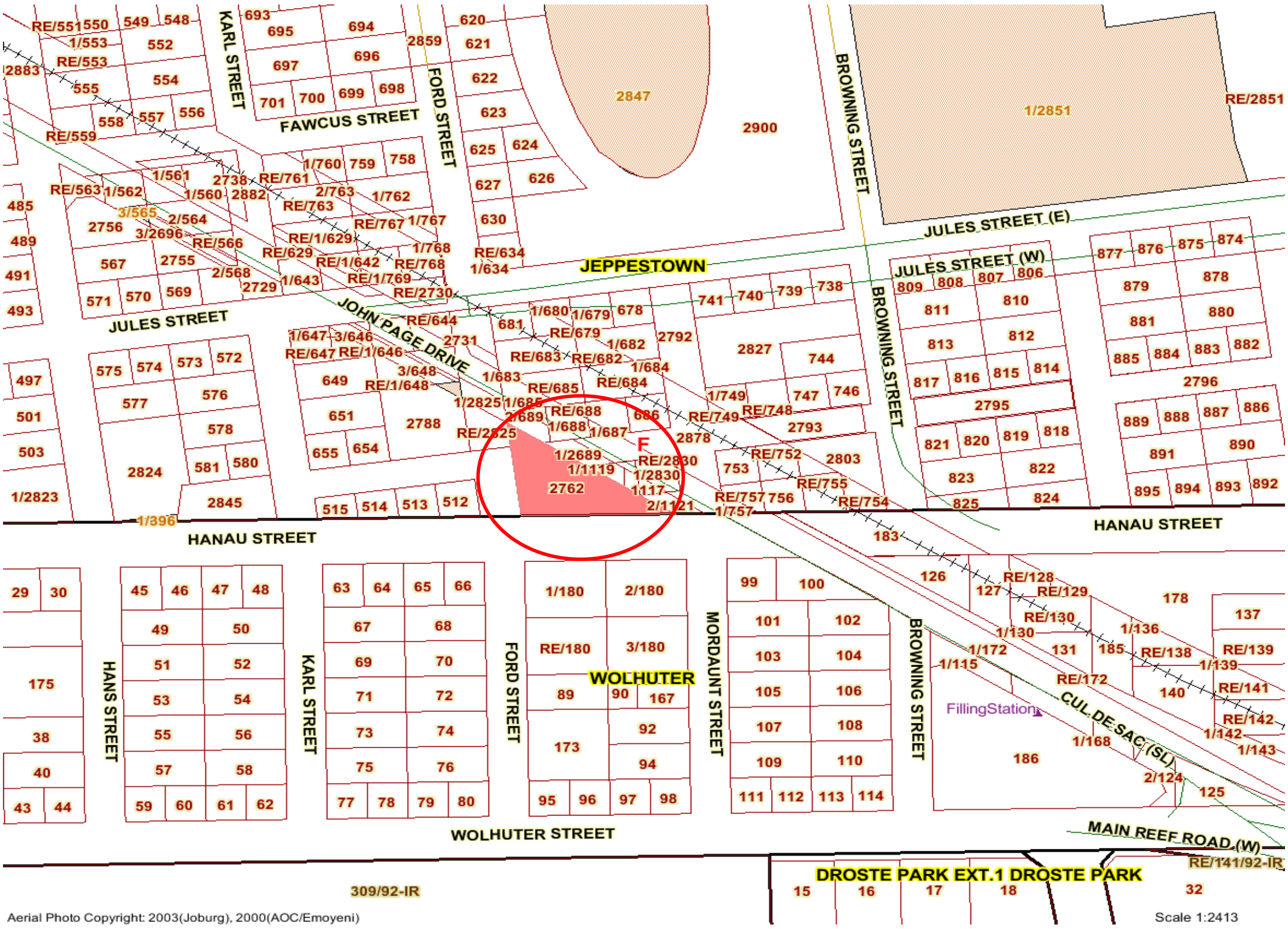
Document	Holder	Amount	Microfilm reference	Document copy?
T10952/1981	WOODPECKER PRODUCTS & IND	-	-	Not available


2.1
5
Transf
18.6
4
Canopy
3
60 John Page Drive
56.5m
31.1m
Workshop / Offices
8.2
Stairs
Ground + 2
2.7
14.5
39m

Jeppestown Erf 2762

LOCALITY MAP

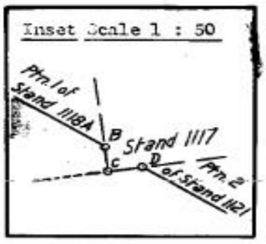




Aerial Photo Copyright: 2003(Joburg), 2000(AOC/Emoyeni)

Scale 1:2413

S.G. OFFICE COPY



CONSOLIDATED TITLE DIAGRAM.

S.G. No. A. 3232/63

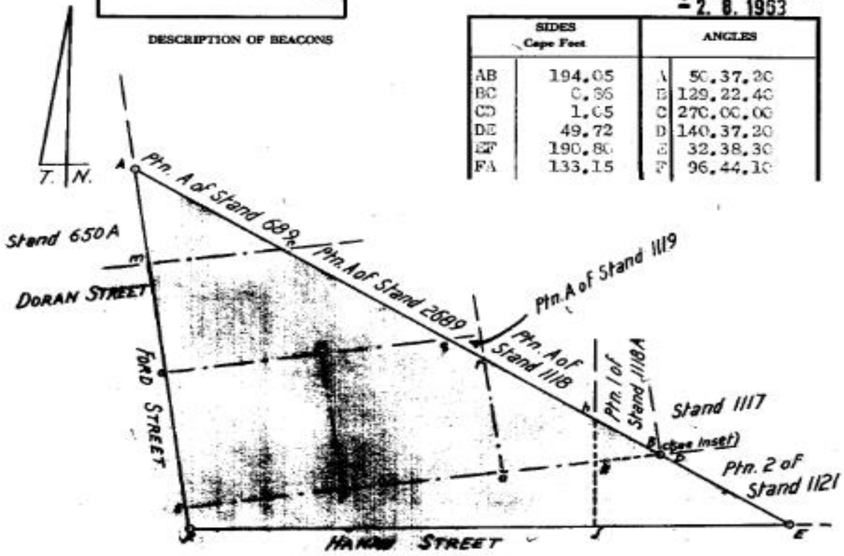
Approved

Surveyor-General

2. 8. 1963

DESCRIPTION OF BEACONS

SIDES Cape Feet		ANGLES	
AB	194.05	A	50.37.20
BC	0.86	B	129.22.40
CD	1.05	C	270.00.00
DE	49.72	D	140.37.20
EF	190.80	E	32.38.30
FA	133.15	F	96.44.10



HANAU STREET

WOLHUTER TOWNSHIP

SCALE, 1: 500

The figure A B C D E F represents 12616 Square Feet

of land being Stand No. 2762

in the Township of JEPPESTOWN and comprises:—

1) The figure AhjF representing Consolidated Stand No. 1120 vide Diagram S.G. No. A 5107/51 Certificate of Consolidated Title No. 9445/1952.
2) The figure hBCk representing Remainder of Stand No. 1118A vide Diagram S.G. No. A 231/03 Deed of Transfer No. 17452/1940.
3) The figure DEjk representing Remainder of Stand No. 1121 vide Diagram S.G. No. A 233/03 Deed of Transfer No. 17452/1940.

situate in the District of Johannesburg Transvaal Province

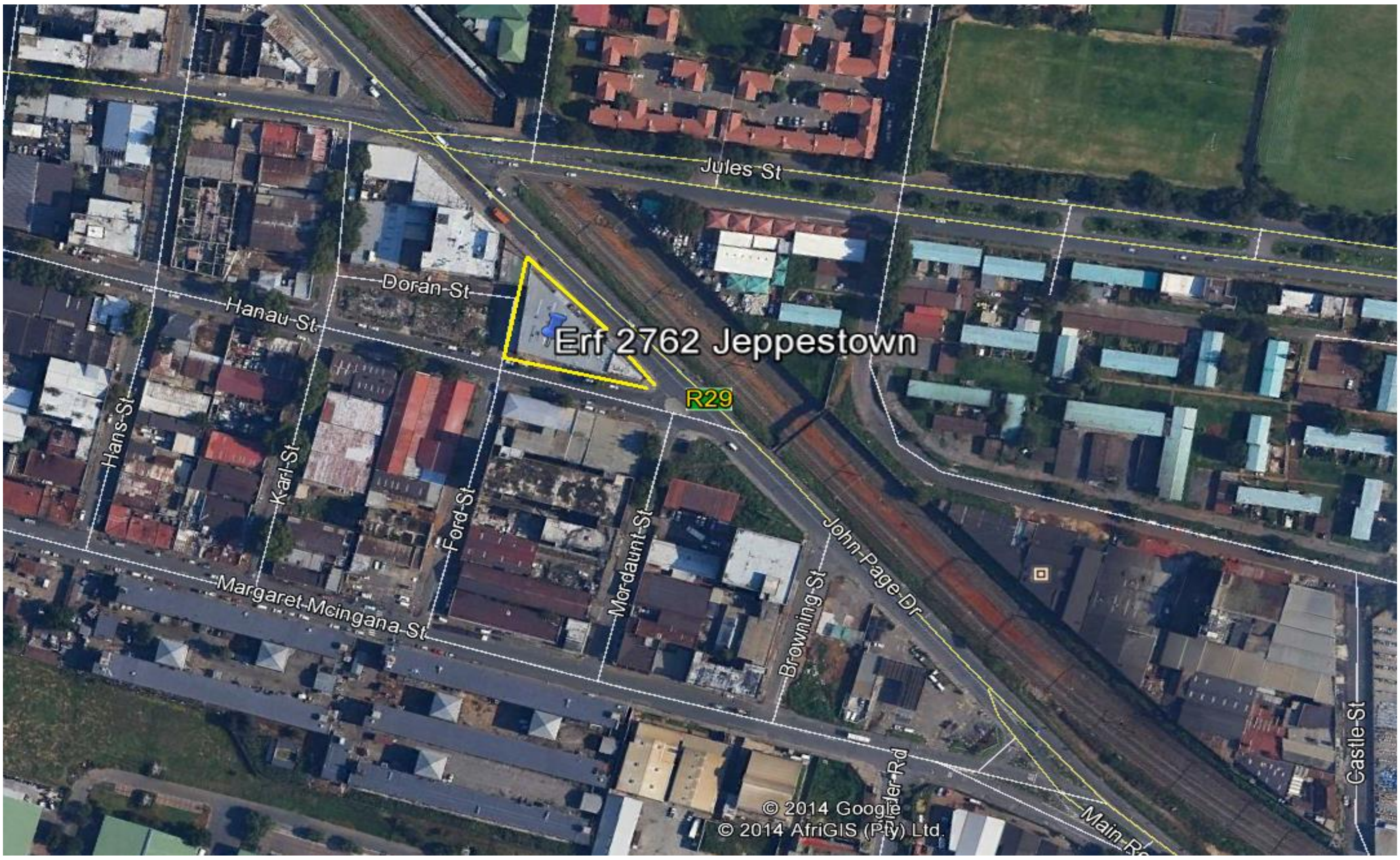
Compiled in June, 1963 by me

Land Surveyor

This diagram is annexed to Transfer Deed No. 11256/63 dated in favour of	The existing diagrams are as tabulated above	File General Plan No. 354/92 T.P. 810

Jeppestown Erf 2762

AERIAL PHOTOGRAPH



Reg. No 2002/025241/07

Breakdown of Replacement Costs

Client

C S P Prop Inv CC

Subject property

Jeppestown Erf 2762

Description	Storeys	Walls	Roof	Flooring	Condition	Area in m² or number of items	Replacement costs in m² or per item	Total replacement cost
Factory / office (Ground floor)	Ground	Face brick	Concrete	Tiled	Good	1146	R 5 000	R 5 730 000
Factory / office (1st floor)	1st	Face brick	Concrete	Tiled	Good	1146	R 5 000	R 5 730 000
Factory / office (2nd floor)	2nd	Face brick	IBR	Concrete	Good	1146	R 5 000	R 5 730 000
Stair case (3 floors)	3	Face brick	IBR	Concrete	Good	66	R 1 500	R 99 000
Canopy	Ground	N/A	IBR	Concrete	Good	12	R 500	R 6 000
Generator	N/A	N/A	N/A	N/A	Good	1	R 380 000	R 380 000
							Sub Total	**R 17 675 000**
						Add Demolition cost and Debris removal @	3.00%	R 530 250
						Add: Professional fees @	12.00%	R 2 121 000
							Sub Total	**R 20 326 250**
						Add: Vat @	14.00%	R 2 845 675
Total replacement costs								**R 23 171 925**
Rounded to								**R 23 200 000**

Remarks:
The property is considered fairly old with reasonable quality finishes that compare with similar type properties in the surrounding area. The building is old but still functional. No structural defects were noted upon inspection. It should be noted that we have not undertaken a structural survey of the improvements, but all appears to be structurally sound.

Tenants include:
Silkscreen Printers
Comments:
N/A
Hazardous materials:
Not applicable

23 May 2014
Date

Jacques Saayman
Professional Associated Valuer
Registration Number 4182/3

Abalaing valuers

Reg. No 2002/025241/07
www.abalaing.co.za

VALUATION CERTIFICATE

INSTRUCTION AND PURPOSE :

We have been instructed by C S P Prop Inv CC, to visit and inspect the subject property known as Jeppestown Erf 2762 , situated at 60 John Page Drive (R29), for the purpose of advising you of our opinion of the Open Market Value as at effective valuation date 23 May 2014. The subject property is being valued to determine the market value of the property

CLIENTS NAME :	**C S P Prop Inv CC**
EFFECTIVE DATE OF VALUATION:	**23 May 2014**
INSPECTION DATE :	**23 May 2014**
REGISTERED PROPERTY DESCRIPTION:	**Jeppestown Erf 2762**

EXECUTIVE SUMMARY:

The valuation was determined by the use of market related data. The property has been valued as is.

DECLARATION :

I/We declare that I/We have identified and inspected the property mentioned and have verified the particulars set out herein and have no personal interest in the granting of a banking facility on this property.

I value **Jeppestown Erf 2762**

comprising of land and/or improvements at the figure of **R 4 000 000**

Possession of this certificate, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the valuer, and in any event only with proper written qualification. The valuer herein by reason of this valuation is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question. It is assumed that, there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable, all applicable zoning & use regulations & restrictions have been complied with, & that the utilisation of the land & improvements is within the boundaries or property lines of the property described & that there is no encroachment. We have not inspected woodwork or other parts of the structure which are covered, unexposed, or inaccessible and we are therefore unable to report that such parts of the property are free of rot, beetle and defects.

Jacques Saayman
Professional Associated Valuer
Registration Number 4182/3