

**APPRECIATING
PROPERTY
STRUCTURE**

THE
HIGH S^T
AUCTION C^o



NAA GLOBAL WINNERS

AUCTION

23 June 2016

~ Summer Place, 69 Melville Road, Hyde Park ~

SELLING A PROPERTY ON AUCTION



The auction is a dynamic and exciting process with benefits for you the seller, such as:

- Expert advice on the assessment and sale of your property.
- The benefit of the High Street Auctions quality controlled database of property buyers and extensive marketing platforms.
- A quick sales cycle of between 4-6 weeks.
- A Sale Agreement in which the seller's terms of sale and the minimum selling price is protected.
- A well-managed process where the prospective buyers have conducted their due diligence prior to the auction event.
- The buyer pays the Auctioneer's fee, not the seller.
- A healthy and competitive environment at the auction event where the best price can be achieved on the property.
- There is no ceiling on the value that can be achieved on auction.
- High Street Auctions provides its clients with a transparent and easy to understand process for selling property on auction.

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Thursday 23 June 2016 @ 12pm
Auctioneer: Joff van Reenen CAI, AARE (USA)

FROM THE PODIUM

Welcome to today's premier auction event

Today you will be hosted by our Lead Auctioneer Joff van Reenen. Should you require any assistance, please feel free to approach any of our representatives. Please acquaint yourself with the rules of auction which are available on our website: www.highstreetauctions.com/auction-info-high-street-auctions.php#rules. Alternatively our bidding assistants can provide you with a copy of the rules.

PROPERTIES ON AUCTION

- Lot 01 53 Forest Road, La Rochelle
- Lot 02 14 Foden Street, Aureus, Randfontein
- Lot 03 Mowbray House, Unit 5 & 6 Fourways Golf Park, Roos Street, Fourways
- Lot 04 Success House, 92 Blairgowrie Drive, Blairgowrie
- Lot 05 Hospital Street, Delmas, Mpumalanga
- Lot 06 8 Kobie Krige Street, Krugersdorp
- Lot 07 Ridge Road, Diepsloot
- Lot 08 Newcastle Taxi City Shopping Centre, Cnr Allen & Kirkland Street, Newcastle, KZN
- Lot 09 SS Garden Square, 467 Hanny Street East, Pretoria Gardens
- Lot 10 Units 3 & 8 SS Tok Tokkie, 451 Eeufees Road, Pretoria North
- Lot 11 Plot 281, EP Malan Road, Pomona Estates AH
- Lot 12 1 Birmingham Street, Benoni South
- Lot 13 8 Bragg Street, Randfontein
- Lot 14 58 & 60A Wierda Road East, Wierda Valley
- Lot 15 139 Lawn St, Rosettenville & 72 Sixth St, La Rochelle
- Lot 16 224 Perry Avenue, Eersterust, PTA
- Lot 17 7 & 11 Drome Road, Lyndhurst
- Lot 18 Monte Vista Estate, Off R40, Barberton, Mpumalanga



Notice is given that all sales are subject to an undisclosed reserve price. Any Master of the High Court order, Sales in Execution, Deceased Auction, Absolute or Divorce Auction is clearly indicated in the index, as well as on every application property.

LOT 01

Block of Flats, 2 Homes & Day Care Centre

Web Ref: 106207

53 Forest Road, La Rochelle

This lot is made up of 3 adjoining properties:

- 53 Forest Road:
 - Block of 7 flats & separate 3 bedroom, 2 bathroom house
- 73 7th Street:
 - Consists of a house converted into 2 x 2 bedroom, 1 bathroom flats
- 74 8th Street:
 - Consists of a house converted into a day care centre

• Total NAI: ± R340 000

Justin 082 924 3541

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LOT 02

Industrial Investment Park

Web Ref: 106212

14 Foden Street, Aureus, Randfontein

- Neat sectional title industrial park
- Seven factories: 550m² to 600m²
- Erf size: 1.76 ha
- GLA: 3 674m²
- GAI : ± R700k
- Additional bulk
- Prominent industrial area
- Sold as 1 lot

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LOT 03



Sectional Title Offices

Web Ref: 106215

Mowbray House, Unit 5 & 6 Fourways Golf Park,
Roos Street, Fourways

- Ground floor sections (5 & 6)
- Section 5 GLA: \pm 347m²
- Section 6: GLA: \pm 510m²
- Total GLA (5 & 6): 858m²
- 13 Basement, 17 covered & 3 open parking spaces
- Fantastic location close to Fourways Mall, Fourways Life Hospital, Cedar Square and Monte Casino
- Sold separately or as a lot

Tim 082 450 3744

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LOT 04



Free Standing Office Block

Web Ref: 106204

Success House, 92 Blairgowrie Drive, Blairgowrie

Opening Bid: R3 million

- Erf size: 998m²
- GLA: 1355m²
- Fantastic exposure onto Conrad Drive
- Centrally located and in close proximity to Randburg, Hyde Park, Sandton & Rosebank
- Zoning: Business 1
- Potential for residential conversion

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LOT 05

Development Land

Web Ref: 106120

Hospital Street, Delmas, Mpumalanga

- Extension 7 - 45 296m²
- Zoning: Agricultural
- Pre-proclamation conditions achieved (Res 1)
- Potential retirement village due to the adjacent Hospital

- Extension 2 - 87 604m²
- Zoning: Res 2 / Industrial 2 / Business 1
- Subdivision approved but not registered at the Surveyor General's office
- Sold sep. or as 1 lot

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LOT 06

Vacant Factory & Offices

Web Ref: 106214

8 Kobie Krige Street, Krugersdorp

- Vacant factory with 2 large offices
- Erf size: ± 496m²
- GLA: ± 450m²
- Large front shutter door
- Solid flooring

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LOT 07



Residential Development Land

Web Ref: 102112

Ridge Road, Diepsloot

- Land extent: 8.563 ha
- Proposed 100 / ha
- Massive area of focus
- Adjacent to Calgro M3 land as well as Century Property Developments' land
- Majority of bulk services expected to be in place by the end of 2016

Tim 082 450 3744

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LOT 08



Newcastle Taxi City Shopping Centre

Web Ref: 106202

Cnr Allen & Kirkland Street, Newcastle, KZN

- Listed Property Fund Instruction
- GLA: 5006m²
- Stand: 12 663m²
- Projected NAI: ± R5.6 million
- Spar food anchor (New 5 Year Lease)
- Directly opposite bus and taxi terminus
- National blue chip tenants
- Massive foot traffic

Nick 082 669 7738

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LOT 09

13 Fully Let Residential Investment Units

Web Ref: 106209

Garden Square, 467 Hanny Street East, Pretoria Gardens

- 13 x Residential units in SS Garden Square
- Unit No: 1, 9, 15, 17, 21, 28, 29, 30, 36 – 40
- Units range from 55m² - 65m²
- 1 x 3 Bedroom, 1 bathroom
- 12 x 2 Bedroom, 1 bathroom
- THESE UNITS ARE SOLD AS 1 LOT WITH LOT 10

Emmanuel 061 155 6457
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LOT 10

2 Fully Let Residential Investment Units

Web Ref: 106218

Units 3 & 8 Tok Tokkie, 451 Eufoes Road, Pretoria North

- 2 Fully let residential investment units
- Both Units are 80m²
- 2 x 2 Bedroom, 1 bathroom units
- THESE UNITS ARE SOLD AS 1 LOT WITH LOT 9

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LOT 11

Pomona Development Node

Web Ref: 106206

Plot 281, EP Malan Road, Pomona Estates AH

- Land extent: ± 4.0488 ha
- Proposed zoning for industrial 3 warehousing
Proposed 60% and FAR 1.2
- 10 Minutes from O.R. Tambo International Airport
- Logistics hot spot
- Quick and easy highway access

Ricardo 072 246 8129

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LOT 12

Retail / Industrial Facility

Web Ref: 106201

1 Birmingham Street, Benoni South

- GLA: 2142m²
- Stand size: 2793m²
- Vacant Occupation
- Great condition
- In the heart of Benoni South Industrial Node
- Main Road Exposure
- Ex Motolek Outlet

Justin C 072 117 3363

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LOT 13

Fully Let Mini Factory

Web Ref: 106213

8 Bragg Street, Randfontein

Opening Bid: R250 000

- Fully let factory
- Ideal first time investment
- Erf size: 848m²
- GLA: 294m²
- Gross Annual Income: ± R83 000
- Five year lease in place

Neels 082 458 6899

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LOT 14

Unprecedented Development Opportunity

Web Ref: 106219

58 & 60A Wierda Road East, Wierda Valley

- Unprecedented Development Opportunity
- Prime land in Sandton's landmark development hub
- Land Extent: 14 738m²
- Current GLA: ± 5700m²
- Re-zoning potential to 40 000m² plus - Mixed Use
- Potential for up to ± 700 apartments on re-zoning
- Within 500m radius of Gautrain Station

Stuart 079 180 0848

Guy 082 335 1749

Lance 083 255 9275



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LOT 15

Tenanted Residential Portfolio – 4 Units

Web Ref: 106211

139 Lawn St, Rosettenville & 72 Sixth St, La Rochelle

- 139 Lawn Street, Rosettenville:
 - GLA: 270m²
 - GAI: ± R102 000.00
 - Stand size: 496m²
 - 2 Units with 2 bedrooms each
- 72 Sixth Street, La Rochelle:
 - GLA: 264m²
 - GAI: ± R96 000.00
 - Stand size: 496m²
 - 2 Units with 3 bedrooms each

THESE UNITS ARE SOLD AS 1 LOT

Cliff 082 099 8692

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LOT 16

Mixed Use – Ex Cash and Carry

Web Ref: 106208

224 Perry Avenue, Eersterust, PTA

Opening Bid: 1.75 Million

- Ex Bakers Cash & Carry building
- GBA : ±1 300m²
- Centrally located - easy access from arterial routes
- Erf Size: 694m²

Emmanuel 061 155 6457

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LOT 17

Executive Offices & Training Centre

Web Ref: 106217

7 & 11 Drome Road, Lyndhurst

- Two separate buildings
- GLA: \pm 1331m²
- Plenty of parking
- Open plan offices with cabling and air-conditioners
- Storage area
- Access control and CCTV
- 2 Generators
- Training centres with overheads
- Boardrooms
- Easy access to East and West Johannesburg
- Stand size: 5922m²

Lynne 082 377 2712

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LOT 18

21 Serviced Stands – Monte Vista Estate

Web Ref: 106121

Off R40, Barberton, Mpumalanga

- Upmarket Residential Estate
- Each stand measures \pm 1500m² to 1900m²
- Land extent: 32,096m²
- Fantastic picturesque location
- Sold as 1 lot
- Must sell!

Tim 082 450 3744

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PRIVATE
TREATY ONLY
LIQUIDATION



Liquidation – Superb 5 Bedroom Home

Web Ref: 106203

117 Eccleston Crescent, Bryanston

- Cream Magenta 380 Pty (Ltd) in Liquidation - MRN: G.20873/14
- 1229m² Home situated on a 3000m² stand in a 3 home estate
- Massive main en-suite bedroom with separate dressing room, own Jacuzzi and sauna
- 3 Double en-suite bedrooms
- Fully contained guest unit with lounge and dressing room
- Cinema, gym, separate studio, 6 garages & pool
- 2 Bedroom staff quarters

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The Glass House

Off Rocklands Road, Rooi-Els, Western Cape

- 360° Breathtaking views
- 4 En-suite bedrooms
- Fully fitted kitchen
- Pool & Jacuzzi on deck
- Gym / entertainment area
- Laundry
- Under floor heating throughout
- Integrated alarm system
- 6 Automated garages
- Automated blinds on all windows and hydraulic shutters on all sides

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HIGH STREET TV



The High St Auction Co. uses its own online TV channel where it presents:

- **Live coverage of our premier auction events**
- **Comprehensive coverage of our featured properties in advance of the auction event**
- **Highlights packages of past auction events**

High St TV is fully interactive and allows you to communicate with us while you're watching. We look forward to our interactive dialogue about selling and buying property via auction on this exciting platform.

High St TV is accessible via link to our dedicated TV webpage on our website and the technology will allow access via:

- **www.highstreetauctions.com**
- **Twitter**
- **Tablets and Smart phones**
- **Linkedin**
- **On Facebook**
- **Youtube**

The leading technology solution we employed allows for high quality streaming across South Africa and all around the world. We have used multiple cameras and multimedia integration at the auction event in order to provide a dynamic and world class online experience to our viewers.

If you can't join us at our premier auction events on auction day then don't miss our online coverage. To feature your property on High St TV please contact one of our sales representatives.

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Kindly note that in order to bid at an auction, please bring proof of identity and residence and if bidding on behalf of a juristic entity, a letter of authority is also required. A registration fee of R50 000 is payable on registration.