



Client: Lightstone Risk Management
 User: [Redacted]
 Tracking #: [Redacted]
 Report Date: [Redacted]
 Report #: [Redacted]

Commercial Property Report



Property Details

Property Location

Province: Gauteng
 Municipality: City of Johannesburg
 Suburb: Ferndale
 Street: [Redacted]
 Street #: [Redacted]
 Node ID / Name: Ferndale
 Portion #: [Redacted]
 Township: Ferndale
 Post Code: 2194
 Legal Description: Erf [Redacted], Town: "Ferndale", Mun: "City Of Johannesburg", Province: "Gauteng"
 Coordinates (Lat/Long): [Google Maps](#): [Redacted] | [Street View](#)

Property Attributes

Commercial Property Type: Other
 Last Sales Date: [Redacted]
 Last Sales Price: [Redacted]
 Land Size (Registered): 4015 m²
 Land Size (Cadastral): 4027 m²
 Estimated size under roof: Not Available
 Age of Property: 57 years

Owner Details

Owner Name	ID / Reg #	Title Deed #	Share
[Redacted]	[Redacted]	[Redacted]	[Redacted]

Bond Details

Institution	Bond Amount	Bond #	Bond Reg. Date
[Redacted]	[Redacted]	[Redacted]	[Redacted]

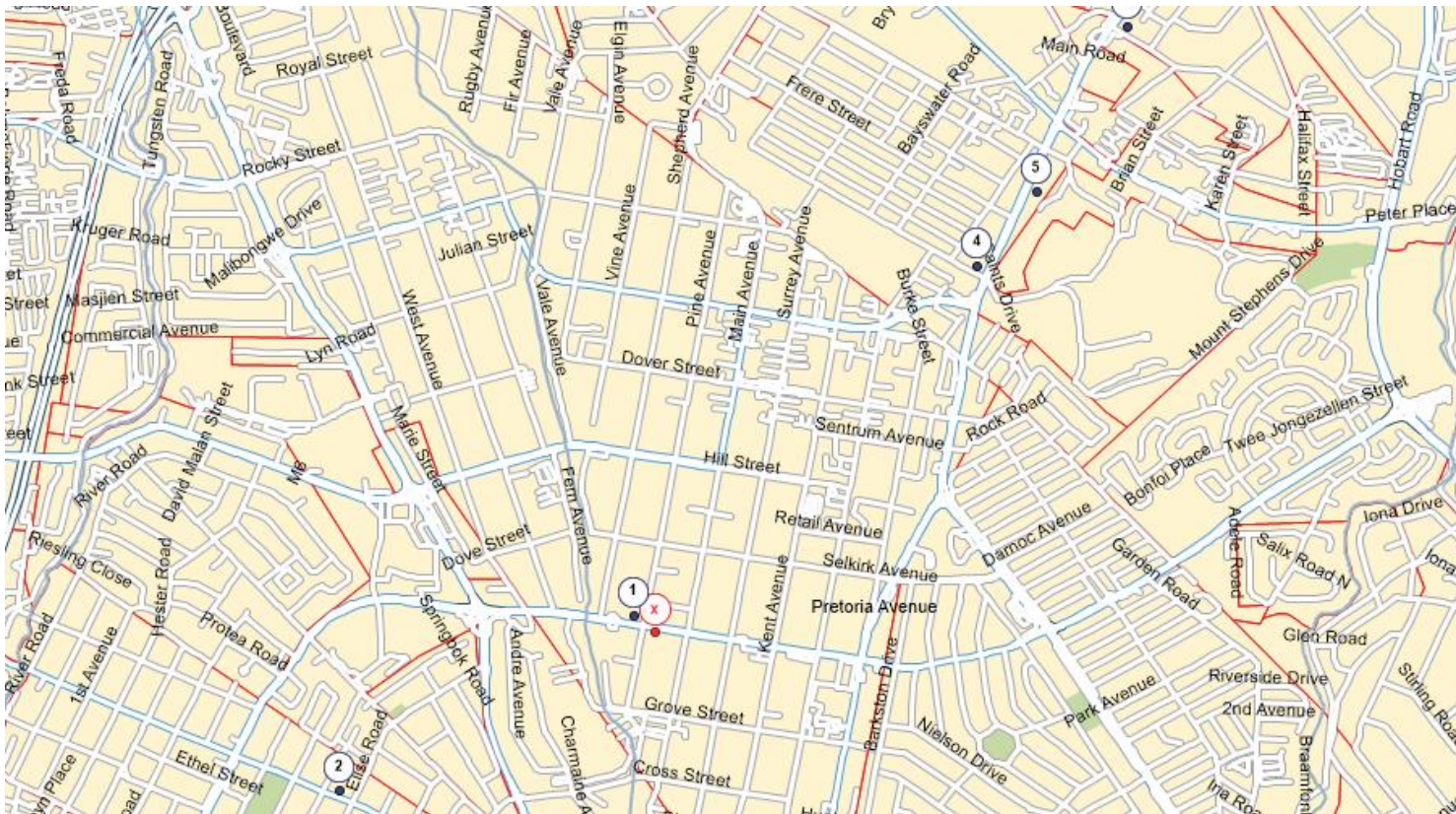


Municipal Valuation

Municipal Valuation: [Redacted]
Rating Period: 2022/2023
Usage Category: Commercial

Year of Valuation: 2018
Estimated Monthly Rates: [Redacted]
Usage: Commercial

Recent Sales



Street Address	Township	Erf Portion	Type	Sales Date	Sales Price	Transfer Date	Size(m ²)	#Props	Distance (m)
1	Ferndale		Other			20220729	3551	1	115
2	Fontainebleau		Other			20191017	3569	1	1483
3	Bryanston Ext 1		Other			20180424	4040	1	3238
4	Kensington B		Other			20170831	4036	2	2058
5	Kensington B		Other			20141028	4046	1	2454

Other Endorsements

Endorsement Number	Document Type	Particulars

Street Transfer History

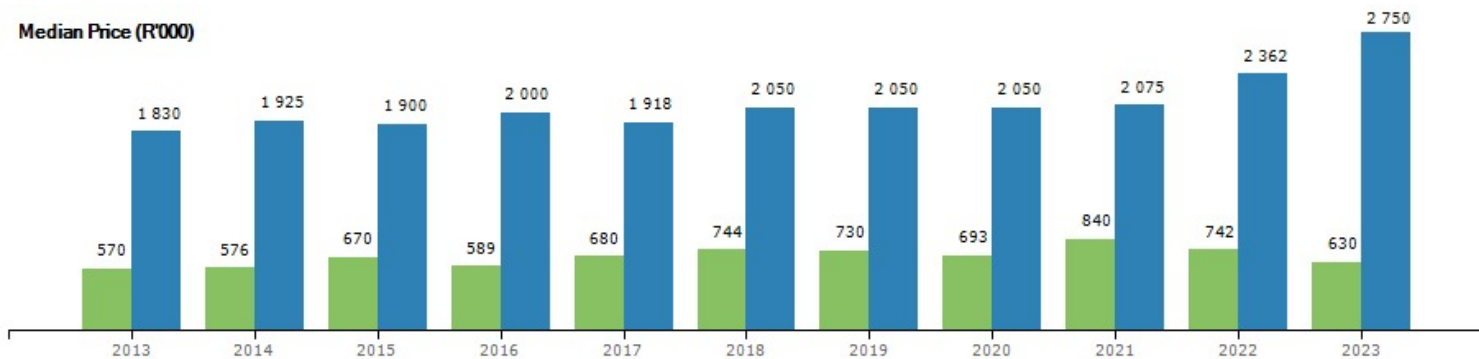
Buyer	Seller	Type	Reg. Date	Purchase Date	Purchase Price	Title Deed #	Street Name	#
		Retail						

Transfer Summary (past 12 months)

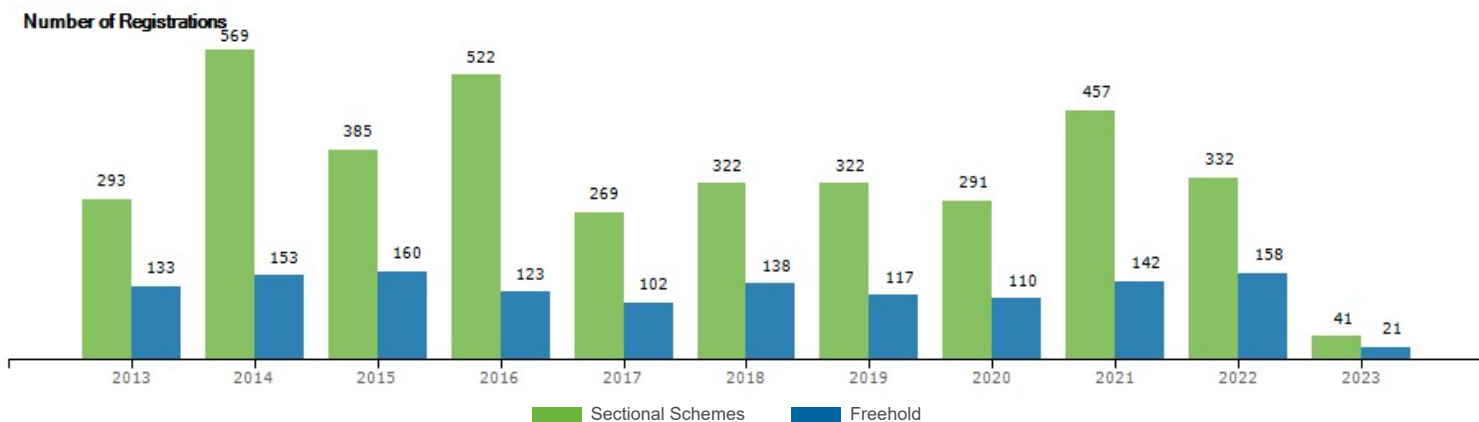
Max Transfer in the Suburb: R 540 500 000 Min Transfer in the Suburb: R 150 000 Total Transfers: 62

Non-Residential Transfers

Median Price (R'000)



Number of Registrations



Land Characteristics

Soil



15.0

Percentage clay:



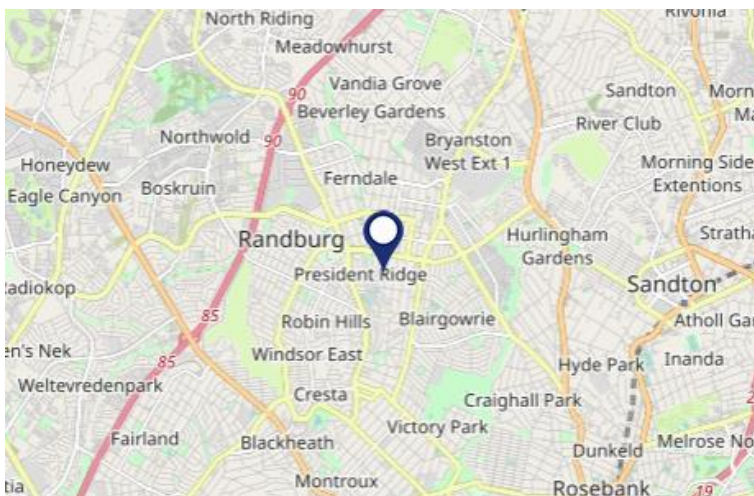
No

Clay present:
Swelling clay:

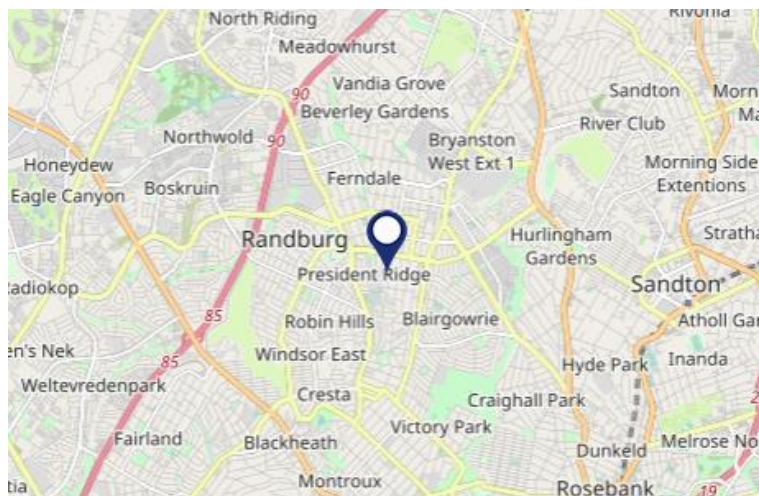
Dolomite



Dolomite present: No
Number of sink holes within 5km: 0



Clay



Sink Hole Dolomite

Slope



4.0

Slope (in degrees)



Description:

Moderately Sloping

Amenities

Amenity	Type	Distance (km)
Farmwise Grains	Agricultural	0.56 km
Farmwise Ltd	Agricultural	0.57 km
R S Agri	Agricultural	2.75 km
SA Motor Corporation	CarDealer	0.02 km
Randburg Wholesale Market	FoodAndDrink	0.05 km
Randburg Wholesale Market	Market/InformalMarket	0.07 km
Bamangwato Concessions Ltd	Mining/Quarrying	0.74 km
Sasol Gas Ltd	Mining/Quarrying	0.81 km
M R W Projects	Mining/Quarrying	0.91 km
Fire Station - Randburg	FireStation	0.96 km
Linden Police Station	PoliceStation	2.04 km
Blairgowrie Residents Against Crime	PoliceStation	2.10 km
Commerce Zone	Transportation/Storage	0.31 km
Mr Delivery	Transportation/Storage	0.31 km
Postnet Ferndale on Republic	Transportation/Storage	0.52 km

Disclaimer

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