

THE CORONAVIRUS (COVID-19) HAS BEEN DECLARED A PANDEMIC WITH A STATE OF NATIONAL DISASTER IN PLACE. SUBSTANTIAL TURMOIL HAS OCCURRED IN LOCAL AND INTERNATIONAL FINANCIAL MARKETS AND DUE TO THE DEVELOPING SITUATION; IT IS NOT POSSIBLE AT THIS TIME TO QUANTIFY ITS LONG-TERM OR SHORT-TERM EFFECTS ON REAL ESTATE MARKETS OR ON THE SUBJECT PROPERTY.

THE VALUE OPINION CONTAINED IN THIS VALUATION IS BASED ON FINDINGS OF AN ANALYSIS OF MARKET DATA AVAILABLE TO THE VALUER AT THE TIME OF THE ASSIGNMENT. THE IMPACT OF THE LOCKDOWN HAS NOT YET REFLECTED IN THE DATA. CONSEQUENTLY, LESS CERTAINTY AND A HIGHER DEGREE OF CAUTION SHOULD BE ATTACHED TO THIS VALUE OPTION, AND THIS SHOULD NOT BE SEEN AS A RELIABLE FORECAST INTO AN UNCERTAIN FUTURE. IT IS ADVISED THAT THIS REPORT BE REVIEWED IN SHORTER INTERVALS THAN THAT WHICH HAS BEEN THE NORM

Attention: Mogale Auctioneers (Henco de Kock)

Valuation Number: 161551

Legal Description: Erf 5052, Crystal Park Ext 18

Address: #6 Crystal Place, 5 Barbit Street, Crystal Park, Benoni

Local Authority City of Ekurhuleni Metropolitan Municipality

Registration Division: IR

Province: Gauteng

Date of Instruction: 17 December 2021

Date of Inspection: 05 January 2022

Effective Date of Valuation: 05 January 2022



**SOUTHERN
CROSS
VALUATIONS**

Tel: 012 997 3440 | **Email:** admin@southcv.co.za | www.southcv.co.za

Business Address:

Unit 1, Ruben House, 673 Rubenstein Drive, Moreletapark, 0044

Postal Address:

Postnet Suite 95 | Private Bag X 25723 | Monument Park | 0105

Confidential Report for use by Principal Only	Date: 31 January 2022	Valuation Number: 161551
---	-----------------------	--------------------------

<i>Principal</i>		<i>Client</i>	
Institution	Mogale Auctioneers	Name	Mogoswana K J
Branch/Division	Gauteng	Account Number	600216 5769 08 4
Contact Person	Henco de Kock	Purpose	Market Valuation

<i>Property Description</i>		<i>Property Details</i>	
Legal Description	Erf 5052, Crystal Park Ext 18	Purchase Price	R 36 480
Address	#6 Crystal Place, 5 Barbit Street, Crystal Park, Benoni	Purchase Date	11 June 2004
Stand Size	395m ²	Registered Bond	ABSA - R154 000 - B34796/2004
Registered Owner	Mogoswana K J	Usage	Residential
Title Deed Number	T35363/2004	Local Authority	City of Ekurhuleni

Accommodation & Improvements					
Main Building		Main Building (Ancillary)		Other Facilities	
Lounge	1			Garden Lawns	Yes
Kitchen	1			Swimming Pool	
Bedrooms	3			Borehole	
Bathrooms	2			Paving/Driveway	Yes
		Outbuilding		Retaining Walls	
				Perimeter Enclosure	Yes
				Lapa	
				Auto Garage	
				Electronic Gate	
				Security system	
				Air-Conditioning	
				Sprinkler System	
			Braai		
			Fireplace		
			Solar geyser		

<i>Construction: General Details & Finishing</i>		
	<i>Main Building</i>	<i>Outbuilding(s)</i>
External Walls	Plastered brick	
Internal Walls	Plastered brick	
Roof Structure	Pitched roof	
Roof Covering	Concrete tile	
Floor Covering	Ceramic tile	
Ceilings	Gypsum board	
Frames	Steel and burglar proofing	
Kitchen	Melamine units	

<i>Construction: General Quality & Condition</i>		<i>Other Factors</i>	
General Construction	Average	Amenities	Schools, Shops, Religion & Health
Roof Leaks	None visible	Inherent Problem	None
Cracks in Walls	Minor plaster cracks	Crime Factor	Average
Paintwork	Attention required	Security Aspects	Gated community
Floor Covering	Acceptable	Garden	Neglected
Tiling	Acceptable	Other	None
Bathrooms	Acceptable		

<i>Comments</i>
The subject property is located in the lower to middle income suburb of Crystal Park, approximately 10km north east of the Benoni CDB within the greater East Rand region. Access to the suburb is easily gained via the M44 Pretoria Road which links with the N12 highway. All amenities are in close proximity including a number of schools and retail centres.
The subject is located within a cluster development known as Crystal Place. A security guard was present at the main entrance on the day of inspection.

Principal		Client	
Institution	Mogale Auctioneers	Name	Mogoswana K J
Branch/Division	Gauteng	Account Number	600216 5769 08 4
Contact Person	Henco de Kock	Purpose	Market Valuation

Comparable Sales Analyses

Comparable 1:

Description:	Erf 5105, Crystal Park Ext 18
Purchase Price:	R 640 000
Date of Sale:	05 December 2020

Comments: A very similar +/-65m² dwelling located in the same cluster development.



Comparable 2:

Description:	Erf 5125, Crystal Park Ext 18
Purchase Price:	R 725 000
Date of Sale:	01 September 2020

Comments: A similar +/-65m² dwelling offering 3 bedroom, 1 bathroom accommodation. However, has the benefit of a triple carport area



Comparable 3:

Description:	Erf 5064, Crystal Park Ext 18
Purchase Price:	R 760 000
Date of Sale:	08 January 2020

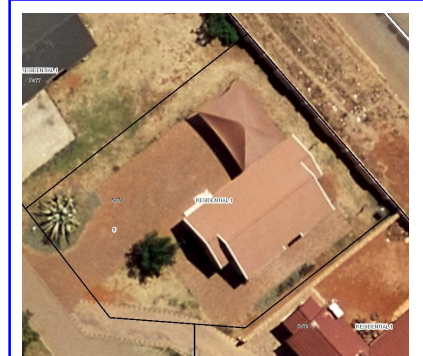
Comments: A larger +/-75m² dwelling offering 3 bedroom, 2 bathroom accommodation with the benefit of an outside single garage. Superior condition.



Comparable 4:

Description:	Erf 5078, Crystal Park Ext 18
Purchase Price:	R 795 000
Date of Sale:	07 September 2021

Comments: A larger +/-75m² dwelling offering 3 bedroom, 2 bathroom accommodation with the benefit of a double shaded carport. Superior condition. Also has a larger stand of 470m².



Comments

Crystal Park Ext 18 has registered 6 sales over the last 2 years between a value range of R640 000 and R795 000 with an average selling price of just under R730 000. Of the 6 sales, all 6 were mortgaged at an average LTV (loan to value) ratio of 93.95% with involvement noticed by all major banks. The market is overall considered active and stable and the involvement by banks is considered a positive reflection on the area.



Confidential Report for use by Principal Only	Date: 31 January 2022	Valuation Number: 161551
---	------------------------------	---------------------------------

Principal		Client	
Institution	Mogale Auctioneers	Name	Mogswana K J
Branch/Division	Gauteng	Account Number	600216 5769 08 4
Contact Person	Henco de Kock	Purpose	Market Valuation

Property Description		Property Details	
Legal Description	Erf 5052, Crystal Park Ext 18	Purchase Price	R 36 480
Address	#6 Crystal Place, 5 Barbit Street, Crystal Park, Benoni	Purchase Date	11 June 2004
Stand Size	395m ²	Registered Bond	ABSA - R154 000 - B34796/2004
Registered Owner	Mogswana K J	Zoning	Residential
Title Deed Number	T35363/2004	Local Authority	City of Ekurhuleni

General Comments and Conclusion

The subject offers typical entry level accommodation in a secured cluster environment within the established lower to middle income suburb of Crystal Park. Finishes are of a standard quality and although the property is due for some routine maintenance and a good clean-up, no serious defects were noticed.

Some landscaping and garden maintenance will already go a long way to improve the overall appeal.

Based on sales reviewed the subject should be able to compete in a value range between R650 000 and R680 000 and considering the current condition of the property a more conservative approach is followed. Having regarded all information available the Market Value is concluded at R650 000.

Declaration

I, Warren King, declare that I have inspected the above property, that I have verified the particulars as set out in this valuation, and that the value for the mentioned property to the best of my knowledge and skill is:

**Effective Date
of Valuation:**

05 January 2022

Market Value:

R 650 000

Six Hundred
and Fifty Thousand Rand

Professional Associated Valuer: W P King

In terms of Act 47 of 2000

SACPVP Registration Number: 5875

31 January 2022

Caveats

Open Market Value is defined as the price at which the property might reasonably be expected to sell for, assuming an arm's length transaction between a willing, able and informed seller and a willing, able and informed buyer and further, reasonable time is allowed for the disposal of the property. This value excludes all plant and machinery on the subject property, as well as fixtures such as tanks, dust extractor plants and associated piping, above and below the ground unless otherwise stated. This value does include disposal fees such as agents'/brokers' commissions but does not take into account the cost of acquisition such as transfer, legal fees and Value Added Tax.

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.

We have assumed that the property and its value are unaffected by any statutory notice, and that neither the property nor its condition, nor its use, nor its intended use, is or will be unlawful.

CERTIFICATE OF VALUE

Taking cognisance of the above-mentioned information, the market value of
Erf 5052, Crystal Park Ext 18
is calculated at:
R650 000.00
(Six Hundred and Fifty Thousand Rand)

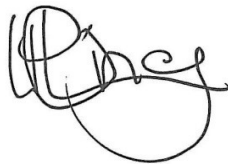
and

Taking cognisance of the above-mentioned information, the forced sale value of
Erf 5052, Crystal Park Ext 18
is calculated at:
R460 000.00
(Four Hundred and Sixty Thousand Rand)

As at: 05 January 2022

Declaration:

Having inspected the above-mentioned property and after taking due consideration of all the relevant factors, I, Warren Patrick King, in my capacity as a Professional Associated Valuer, consider the above valuation to be a true reflection and a fair assessment of the subject property's current market value, as at the date of valuation.



WP King
Professional Associated Valuer
Registration Number: 5875/1
Date of Certificate: 31 January 2022

Annexure A: Photographs

Estate entrance



Street access



Front view



Side view



Front view



Rear view



Side view



Rear view



Annexure A: Photographs

Lounge and kitchen area



Kitchen finishes



Bedroom



Bedroom



Passage bathroom



En-suite bathroom



En-suite bathroom



DB board



Annexure B: Concise Deed Report

SEARCH CRITERIA

Search Date	2021/12/20 15:07	Erf Number	5052
Reference	-	Portion Number	-
Report Print Date	2022/02/07 16:56	Township Remaining Extent	NO
Township	CRYSTAL PARK EXT 18	Search Source	WinDeed Database
Deeds Office	Johannesburg		

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T35363/2004
Township	CRYSTAL PARK EXT 18	Local Authority	CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Erf Number	5052	Province	GAUTENG
Portion Number	0	Remaining Extent	NO
Registration Division	IR	Extent	395.0000SQM
Previous Description	-	LPI Code	T0IR01570000505200000

OWNER INFORMATION (1)

MOGOSWANA KGOLOPO JOHANNES		Owner 1 of 1	
Person Type	PRIVATE PERSON	Document	T35363/2004
ID Number	6002165769084	Microfilm / Scanned Date	2004 0555 0059
Name	MOGOSWANA KGOLOPO JOHANNES	Purchase Price (R)	36 480
Multiple Owners	NO	Purchase Date	2004/03/30
Multiple Properties	NO	Registration Date	2004/06/11
Share (%)	-		

ENDORSEMENTS (2)

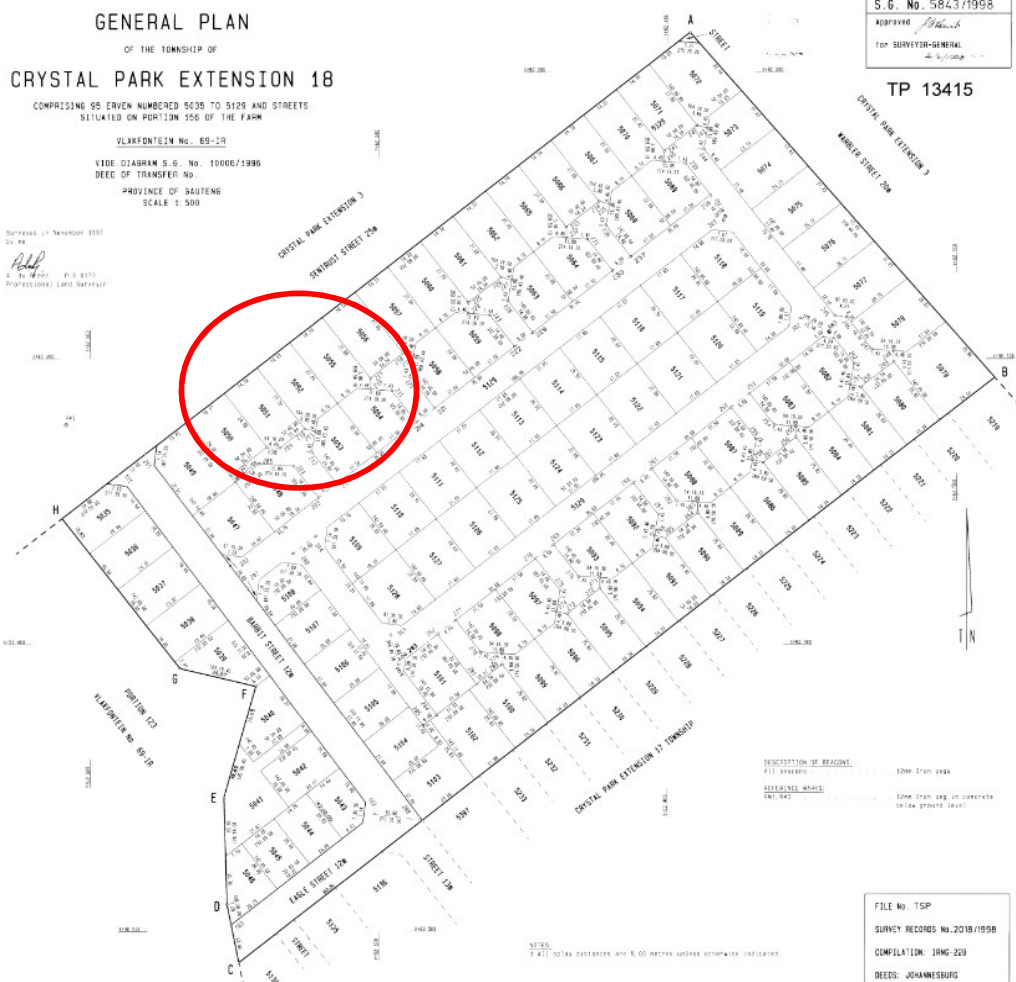
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B34796/2004	A B S A BANK LTD	154 000	-
2	SEC82 TOWN PLANNING & T/SHIP	ORD 15 OF 1986 LODGED	-	-

HISTORIC DOCUMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	T11989/1999	NATIONAL HOUSING FINANCE CORP LTD	T/T	2003 043 0 :43:36
2	T11989/1999	SUID-AFRIKAANSE BEHUISINGSTRUST LTD	T/T	2003 043 0 :43:36

An aerial photograph of a residential area with several lots. The lots are outlined in black. Lot 5052 is in the center, with a red dot on it. Lot 5051 is to the left, 5053 is below 5052, 5054 is to the right, and 5055 is above 5052. Each lot is labeled 'RESIDENTIAL 1'. There are also smaller labels '5' near some of the lots. The houses have brown roofs, and the surrounding area is dry and grassy.

SIDING		WALL FEATURE		CO-ORDINATES	
		ANILES DEFLECTION	CONCENTRATIONS	SHOULDER 0.00 0.00 0.00	0.00 0.00 0.00
0	0	158.18	13.92 0.00	4	182.90 3.7
1	0	158.18	13.92 0.00	5	182.90 3.7
2	0	158.18	13.92 0.00	6	182.90 3.7
3	0	158.18	13.92 0.00	7	182.90 3.7
4	0	158.18	13.92 0.00	8	182.90 3.7
5	0	158.18	13.92 0.00	9	182.90 3.7
6	0	158.18	13.92 0.00	10	182.90 3.7
7	0	158.18	13.92 0.00	11	182.90 3.7
8	0	158.18	13.92 0.00	12	182.90 3.7
9	0	158.18	13.92 0.00	13	182.90 3.7
10	0	158.18	13.92 0.00	14	182.90 3.7
11	0	158.18	13.92 0.00	15	182.90 3.7
12	0	158.18	13.92 0.00	16	182.90 3.7
13	0	158.18	13.92 0.00	17	182.90 3.7
14	0	158.18	13.92 0.00	18	182.90 3.7
15	0	158.18	13.92 0.00	19	182.90 3.7
16	0	158.18	13.92 0.00	20	182.90 3.7
17	0	158.18	13.92 0.00	21	182.90 3.7
18	0	158.18	13.92 0.00	22	182.90 3.7
19	0	158.18	13.92 0.00	23	182.90 3.7
20	0	158.18	13.92 0.00	24	182.90 3.7
21	0	158.18	13.92 0.00	25	182.90 3.7
22	0	158.18	13.92 0.00	26	182.90 3.7
23	0	158.18	13.92 0.00	27	182.90 3.7
24	0	158.18	13.92 0.00	28	182.90 3.7
25	0	158.18	13.92 0.00	29	182.90 3.7
26	0	158.18	13.92 0.00	30	182.90 3.7
27	0	158.18	13.92 0.00	31	182.90 3.7
28	0	158.18	13.92 0.00	32	182.90 3.7
29	0	158.18	13.92 0.00	33	182.90 3.7
30	0	158.18	13.92 0.00	34	182.90 3.7
31	0	158.18	13.92 0.00	35	182.90 3.7
32	0	158.18	13.92 0.00	36	182.90 3.7
33	0	158.18	13.92 0.00	37	182.90 3.7
34	0	158.18	13.92 0.00	38	182.90 3.7
35	0	158.18	13.92 0.00	39	182.90 3.7
36	0	158.18	13.92 0.00	40	182.90 3.7
37	0	158.18	13.92 0.00	41	182.90 3.7
38	0	158.18	13.92 0.00	42	182.90 3.7
39	0	158.18	13.92 0.00	43	182.90 3.7
40	0	158.18	13.92 0.00	44	182.90 3.7
41	0	158.18	13.92 0.00	45	182.90 3.7
42	0	158.18	13.92 0.00	46	182.90 3.7
43	0	158.18	13.92 0.00	47	182.90 3.7
44	0	158.18	13.92 0.00	48	182.90 3.7
45	0	158.18	13.92 0.00	49	182.90 3.7
46	0	158.18	13.92 0.00	50	182.90 3.7
47	0	158.18	13.92 0.00	51	182.90 3.7
48	0	158.18	13.92 0.00	52	182.90 3.7
49	0	158.18	13.92 0.00	53	182.90 3.7
50	0	158.18	13.92 0.00	54	182.90 3.7
51	0	158.18	13.92 0.00	55	182.90 3.7
52	0	158.18	13.92 0.00	56	182.90 3.7
53	0	158.18	13.92 0.00	57	182.90 3.7
54	0	158.18	13.92 0.00	58	182.90 3.7
55	0	158.18	13.92 0.00	59	182.90 3.7
56	0	158.18	13.92 0.00	60	182.90 3.7
57	0	158.18	13.92 0.00	61	182.90 3.7
58	0	158.18	13.92 0.00	62	182.90 3.7
59	0	158.18	13.92 0.00	63	182.90 3.7
60	0	158.18	13.92 0.00	64	182.90 3.7
61	0	158.18	13.92 0.00	65	182.90 3.7
62	0	158.18	13.92 0.00	66	182.90 3.7
63	0	158.18	13.92 0.00	67	182.90 3.7
64	0	158.18	13.92 0.00	68	182.90 3.7
65	0	158.18	13.92 0.00	69	182.90 3.7
66	0	158.18	13.92 0.00	70	182.90 3.7
67	0	158.18	13.92 0.00	71	182.90 3.7
68	0	158.18	13.92 0.00	72	182.90 3.7
69	0	158.18	13.92 0.00	73	182.90 3.7
70	0	158.18	13.92 0.00	74	182.90 3.7
71	0	158.18	13.92 0.00	75	182.90 3.7
72	0	158.18	13.92 0.00	76	182.90 3.7
73	0	158.18	13.92 0.00	77	182.90 3.7
74	0	158.18	13.92 0.00	78	182.90 3.7
75	0	158.18	13.92 0.00	79	182.90 3.7
76	0	158.18	13.92 0.00	80	182.90 3.7
77	0	158.18	13.92 0.00	81	182.90 3.7
78	0	158.18	13.92 0.00	82	182.90 3.7
79	0	158.18	13.92 0.00	83	182.90 3.7
80	0	158.18	13.92 0.00	84	182.90 3.7
81	0	158.18	13.92 0.00	85	182.90 3.7
82	0	158.18	13.92 0.00	86	182.90 3.7
83	0	158.18	13.92 0.00	87	182.90 3.7
84	0	158.18	13.92 0.00	88	182.90 3.7
85	0	158.18	13.92 0.00	89	182.90 3.7
86	0	158.18	13.92 0.00	90	182.90 3.7
87	0	158.18	13.92 0.00	91	182.90 3.7
88	0	158.18	13.92 0.00	92	182.90 3.7
89	0	158.18	13.92 0.00	93	182.90 3.7
90	0	158.18	13.92 0.00	94	182.90 3.7
91	0	158.18	13.92 0.00	95	182.90 3.7
92	0	158.18	13.92 0.00	96	182.90 3.7
93	0	158.18	13.92 0.00	97	182.90 3.7
94	0	158.18	13.92 0.00	98	182.90 3.7
95	0	158.18	13.92 0.00	99	182.90 3.7
96	0	158.18	13.92 0.00	100	182.90 3.7
97	0	158.18	13.92 0.00	101	182.90 3.7
98	0	158.18	13.92 0.00	102	182.90 3.7
99	0	158.18	13.92 0.00	103	182.90 3.7
100	0	158.18	13.92 0.00	104	182.90 3.7
101	0	158.18	13.92 0.00	105	182.90 3.7
102	0	158.18	13.92 0.00	106	182.90 3.7
103	0	158.18	13.92 0.00	107	182.90 3.7
104	0	158.18	13.92 0.00	108	182.90 3.7
105	0	158.18	13.92 0.00	109	182.90 3.7
106	0	158.18	13.92 0.00	110	182.90 3.7
107	0	158.18	13.92 0.00	111	182.90 3.7
108	0	158.18	13.92 0.00	112	182.90 3.7
109	0	158.18	13.92 0.00	113	182.90 3.7
110	0	158.18	13.92 0.00	114	182.90 3.7
111	0	158.18	13.92 0.00	115	182.90 3.7
112	0	158.18	13.92 0.00	116	182.90 3.7
113	0	158.18	13.92 0.00	117	182.90 3.7
114	0	158.18	13.92 0.00	118	182.90 3.7
115	0	158.18	13.92 0.00	119	182.90 3.7
116	0	158.18	13.92 0.00	120	182.90 3.7
117	0	158.18	13.92 0.00	121	182.90 3.7
118	0	158.18	13.92 0.00	122	182.90 3.7
119	0	158.18	13.92 0.00	123	182.90 3.7
120	0	158.18	13.92 0.00	124	182.90 3.7
121	0	158.18	13.92 0.00	125	182.90 3.7
122	0	158.18	13.92 0.00	126	182.90 3.7
123	0	158.18	13.92 0.00	127	182.90 3.7
124	0	158.18	13.92 0.00	128	182.90 3.7
125	0	158.18	13.92 0.00	129	182.90 3.7
126	0	158.18	13.92 0.00	130	182.90 3.7
127	0	158.18	13.92 0.00	131	182.90 3.7
128	0	158.18	13.92 0.00	132	182.90 3.7
129	0	158.18	13.92 0.00	133	182.90 3.7
130	0	158.18	13.92 0.00	134	182.90 3.7
131	0	158.18	13.92 0.00	135	182.90 3.7
132	0	158.18	13.92 0.00	136	182.90 3.7
133	0	158.18	13.92 0.00	137	182.90 3.7
134	0	158.18	13.92 0.00	138	182.90 3.7
135	0	158.18	13.92 0.00	139	182.90 3.7
136	0	158.18	13.92 0.00	140	182.90 3.7
137	0	158.18	13.92 0.00	141	182.90 3.7
138	0	158.18	13.92 0.00	142	182.90 3.7
139	0	158.18	13.92 0.00	143	182.90 3.7
140	0	158.18	13.92 0.00	144	182.90 3.7
141	0	158.18	13.92 0.00	145	182.90 3.7
142	0	158.18	13.92 0.00	146	182.90 3.7
143	0	158.18	13.92 0.00	147	182.90 3.7
144	0	158.18	13.92 0.00	148	182.90 3.7
145	0	158.18	13.92 0.00	149	182.90 3.7
146	0	158.18	13.92 0.00	150	182.90 3.7
147	0	158.18	13.92 0.00	151	182.90 3.7
148	0	158.18	13.92 0.00	152	182.90 3.7
149	0	158.18	13.92 0.00	153	182.90 3.7
150	0	158.18	13.92 0.00	154	182.90 3.7
151	0	158.18	13.92 0.00	155	182.90 3.7
152	0	158.18	13.92 0.00	156	182.90 3.7
153	0	158.18	13.92 0.00	157	182.90 3.7
154	0	158.18	13.92 0.00	158	182.90 3.7
155	0	158.18	13.92 0.00	159	182.90 3.7
156	0	158.18	13.92 0.00	160	182.90 3.7
157	0	158.18	13.92 0.00	161	182.90 3.7
158	0	158.18	13.92 0.00	162	182.90 3.7
159	0	158.18	13.92 0.00	163	182.90 3.7
160	0	158.18	13.92 0.00	164	182.90 3.7
161	0	158.18	13.92 0.00	165	182.90 3.7
162	0	158.18	13.92 0.00	166	182.90 3.7
163	0	158.18	13.92 0.00	167	182.90 3.7
164	0	158.18	13.92 0.00	168	182.90 3.7
165	0	158.18	13.92 0.00	169	182.90 3.7
166	0	158.18	13.92 0.00	170	182.90 3.7
167	0	158.18	13.92 0.00	171	182.90 3.7
168	0	158.18	13.92 0.00	172	182.90 3.7
169	0	158.18	13.92 0.00	173	182.90 3.7
170	0	158.18	13.92 0.00	174	182.90 3.7
171	0	158.18	13.92 0.00	175	182.90 3.7
172	0	158.18	13.92 0.00	176	182.90 3.7
173	0	158.18	13.92 0.00	177	182.90 3.7
174	0	158.18	13.92 0.00	178	182.90 3.7
175	0	158.18	13.92 0.00	179	182.90 3.7
176	0	158.18	13.92 0.00	180	182.90 3.7
177	0	158.18	13.92 0.00	181	182.90 3.7
178	0	158.18	13.92 0.00	182	182.90 3.7
179	0	158.18	13.92 0.00	183	182.90 3.7
180	0	158.18	13.92 0.00	184	182.90 3.7
181	0	158.18	13.92 0.00	185	182.90 3.7
182	0	158.18	13.92 0.00	186	182.90 3.7
183	0	158.18	13.92 0.00	187	182.90 3.7
184	0	158.18	13.92 0.00	188	182.90 3.7
185	0	158.18	13.92 0.00	189	182.90 3.7
186	0	158.			



DELOS. JOHANNESBORG

DEEDS: JOHANNESBURG

Annexure D: Floor Plan (not to scale)

