

# Property Description

Please note: This is development analysis for discussion purposes

The values achieved in this calculation are based on the accepted standards as practiced by Financial Institutions. Calculations are based on information supplied by the owner and council plans / certificates.

Although every effort has been taken to ensure accuracy; No liability will be accepted if errors occur..



# Property Details

- **OWNERSHIP**

Name North Eastern Hebrew Congregation

- **ADDRESS**

Physical Address Louis roads, Orchards, Johannesburg

- **PROPERTY PARTICULARS AND ZONING**

Erven numbers	Description	Zoning	Erf size
Erf 31	House	Residential	1487 m <sup>2</sup>
Erf 32*	Synagogue	Religious	2974 m <sup>2</sup>
Erf 25	Parking	TBC	1478 m <sup>2</sup>
Total			<u>5939 m<sup>2</sup></u>

\* The Windeed shows the Synagogue shows 800DUM. The size utilised is per the rates account.

- **IMPROVEMENTS**

There are 3 different properties:

1. House - consisting of a 3 bedroom dwelling with a number of out buildings.
2. Synagogue - a facility for religious purposes with a fully equipped kitchen for functions and conferences.
3. Parking - a vacant lot used for parking.

The house and synagogue are adjacent properties and the vacant property is across a street with a road closure on Louis road and access is gained via Pine road.

- **VAT**

All Rand values are VAT exclusive

# Location



# Investment Analysis

- MARKET ANALYSIS**

Location	m <sup>2</sup>	Rate/m <sup>2</sup>	Amount
• Erf 32 - Synagogue			
Total building areas	1596	3750	5 985 000
Total covered areas	320	1500	480 000
• Erf 31 - House			1 250 000
• Erf 31 - Parking			1 000 000
• <b>TOTAL VALUATION</b>			R <u>8 715 000</u>
• <b>ASKING PRICE</b>			R <u>8 999 000</u>

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- RECENTLY REGISTERED TRANSFERS**

Address / Property Description	Size (m <sup>2</sup> )	Sales Price (R)	Distance (m)	Sold	Transferred
7A LOUIS ROAD ORCHARDS	991	1,200,000	71	2019/02/11	2019/04/10
52A GARDEN ROAD ORCHARDS	1 487	2,500,000	147	2019/01/23	2019/06/07
54A GARDEN ROAD ORCHARDS	1 487	1,800,000	106	2018/04/09	2018/08/07
54 GARDEN ROAD ORCHARDS	1 487	1,600,000	122	2017/08/23	2018/06/22
52 GARDEN ROAD ORCHARDS	1 487	1,600,000	170	2018/06/01	2018/10/11
ORCHARDS, 153, 3	21	3,750,000	224	2017/06/14	2018/12/20
350 LOUIS BOTHA AVENUE ORCHARDS	58	3,750,000	226	2017/06/14	2018/12/20
1 SEVENTEENTH STREET ORANGE GROVE	371	3,750,000	236	2017/06/14	2018/12/20
350 LOUIS BOTHA AVENUE ORANGE GROVE	325	3,750,000	238	2017/06/14	2018/12/20
51 GARDEN ROAD ORCHARDS	1 753	2,300,000	214	2018/08/02	2018/10/19
1 LOUIS ROAD ORCHARDS	1 664	3,800,000	194	2018/02/23	2018/06/26
56 OAKLANDS ROAD ORCHARDS	1 487	2,690,000	213	2018/04/11	2018/07/05
176 HENRIETTA ROAD NORWOOD	495	2,000,000	225	2018/06/16	2018/08/22
1 OAKLANDS ROAD ORCHARDS	267	2,820,000	302	2018/09/30	2019/08/13
57 SIXTH AVENUE ORANGE GROVE	495	900,000	305	2019/06/07	2019/10/17

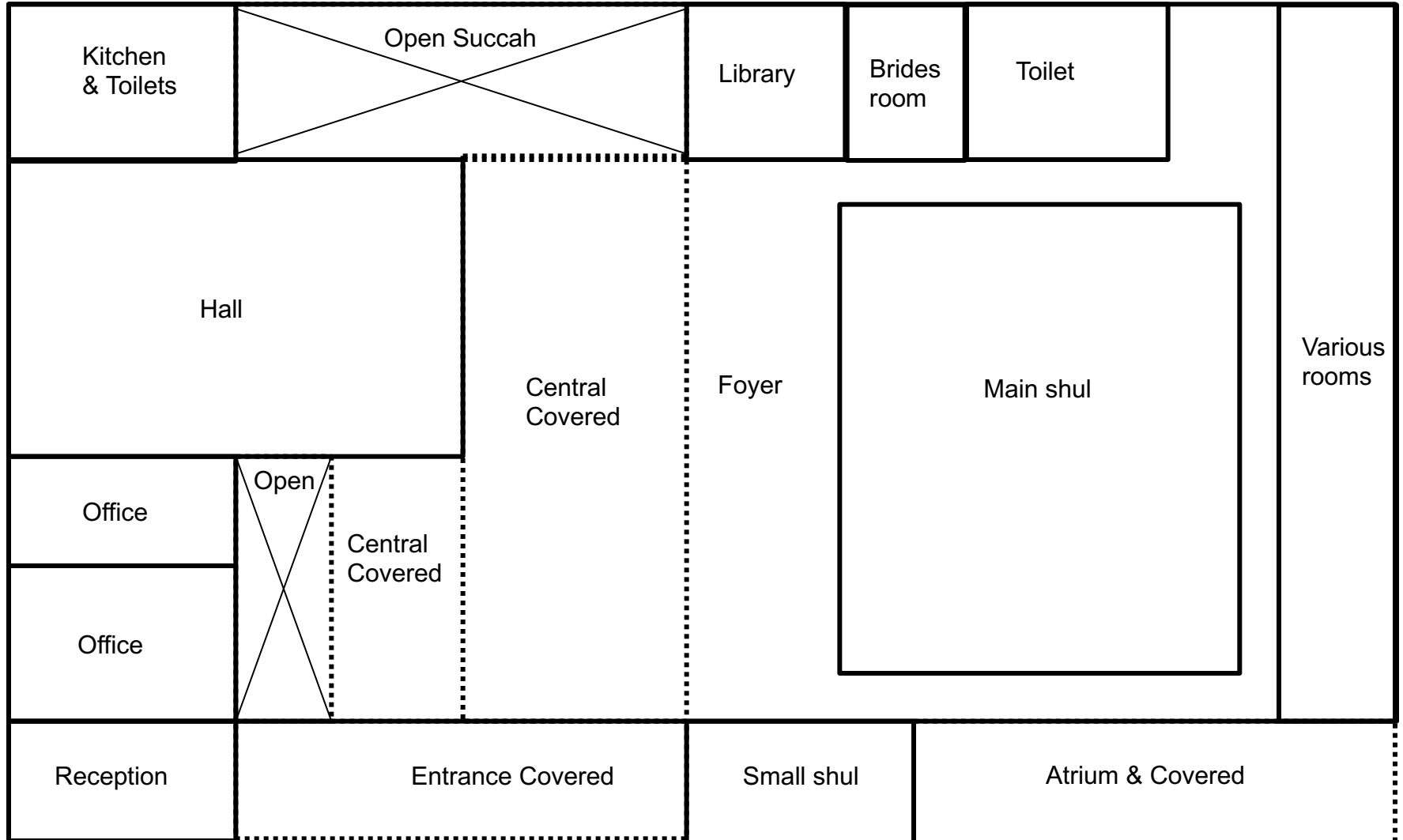
# Synagogue Areas

## Ground floor

### Note

The plans from council do not show a schedule of areas.

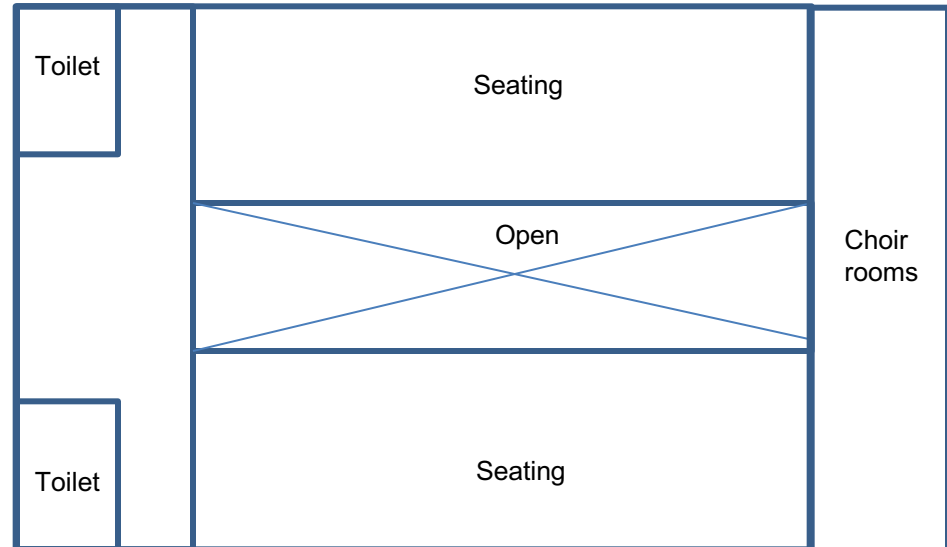
These areas have been measured for valuation purposes and are a fair estimate although they are not deemed to be 100% accurate.



# Synagogue Areas

Schedule of areas		
Location	Measurement	m <sup>2</sup>
Ground floor		
Reception	6,5 x 4	26,0
Office	6,8 x 6,5	44,2
Office	6,5 x 4	26,0
Hall	12,5 x 11	137,5
Kitchen & toilets	8,5 x 7,8	66,3
Library	6 x 4,8	28,8
Brides room	6 x 3,6	21,6
Toilets	6 x 5,6	33,6
Storerooms	25 x 3,5	87,5
Shul	21,7 x 20	434,0
Foyer	21,7 x 7	151,9
Small Shul	10,3 x 6,6	68,0
<b>Total</b>		<b>1125,4</b>
1st Floor		
Foyer & toilets	25 x 4,7	117,5
Shul	25 x 20	500,0
Choir rooms	25 x 3,5	87,5
Less: Open area	20 x 11,7	-234,0
<b>Total</b>		<b>471,0</b>
<b>Total building areas</b>		<b>1596,4</b>
Covered areas		
Central covered	21,7 x 7,4	160,6
Central covered	10,8 x 2,5	27,0
Entrance covered	13,3 x 4	53,2
Atrium & covered	20 x 4	80,0
<b>Total covered areas</b>		<b>320,8</b>

## Upper floor



# Pictures



# Pictures

