

Capital Gains Tax: Indicate the value of the primary residence and the land on which it is situated as does not exceed two hectares.

Kapitaalwinsbelasting: Dui aan die waarde van die primêre woning tesame met die grond waarop dit geleë is wat nie twee hektaar oorskry nie

R

Confirm whether bona fide farming operations are being carried on on the property
Bevestig of bona fide boerdery bedrywighede op die grond beoefen word

YES JA NO NEE

If "Yes", state reasons why you are of the opinion that bona fide farming operations are conducted on the property
Indien "Ja", verstrekk redes waarom u beweer dat bona fide boerdery-bedrywighede op die eiendom beoefen word

PART E Valuation report - Business and related property DEEL E Waarderingsverslag - Besigheid en verwante eiendom

To be completed for any income producing property eg. shops, offices, flats, industrial property and non-residential sectional title units. For vacant non-residential property and sectional title units, the section on comparable transactions in Part F must be completed.

Moet voltooi word ten opsigte van inkomstelewerende eiendom bv. winkels, kantore, woonstelle, industriële eiendom en nie-residensiële deeltitel-eenhede. Vir onbeboude nie-residensiële eiendom en deeltitel eenhede, moet die afdeling vergelykende transaksies in Deel F voltooi word.

Registered description of property
Geregistreerde beskrywing van eiendom

ERF 23047 EAST LONDON

Extent of property
Grootte van eiendom

4125

ha/m²

Town planning restrictions
Dorpsbeplanningsbeperkings

Zoning
Sonering

INDUSTRIAL

FSR
VRV 1.5

Coverage %
Dekking % 75

Height
Hoogte 4

Current use of property
Huidige gebruik van eiendom

FACTORY

Highest and best use
Voordeligste en beste gebruik

FACTORY

General state of repair of improvements
Algemene toestand van verbeterings

GOOD

Approximate age of improvements
Geskatte ouderdom van verbeterings 25 years

Construction type of improvements
Konstruksietype van verbeterings

Facebrick under pitched IBR and Asbestos roofs. Floors are tiled, fluorescent lighting is fitted throughout.

Describe the general area where the property is situated
Beskryf die algemene omgewing waar die eiendom geleë is

The property is situated in a large Industrial suburb appr. 8 kms on the Northern side of the East London CBD and is close to the Mdantsane Access road leading from East London towards Mdantsane.

Summary of valuation Opsomming van waardering

(i) Determination of the value of an income producing property
Bepaling van die waarde van 'n inkomstelewerende eiendom

Rental area of building used for offices, shops or industrial purposes
Verhuurbare oppervlakte van gebou gebruik vir kantore, winkels of industriële doeleindes

1082 m²

Areas for storage
Oppervlakte vir stoorarea

m²

Number of parking bays
Getal parkeerplekke

20

Potential gross annual income
Potensiële bruto jaarlikse inkomste

R 980,000.00

Less: Potential vacant area

R 29,400.00

Min: Potensiële onbesette oppervlakte

Sub Total R 950,600.00

Less: Market related annual operating cost of property
Min: Markverwante jaarlikse bedryfskoste van eiendom

R 237,650.00

Net income

Sub Total R 712,950.00

Netto inkomste

R 712,950.00

Capitalised
Gekapitaliseer

@ 10

R 7,129,500.00

Add: Contributing value of additional developable land (if applicable)

R 0.00

Plus: Bydraende waarde van addisionele ontwikkelbare grond (indien van toepassing)

Total R 7,129,500.00

(ii) Value of vacant land or sectional title unit with reference to transactions in Part F

Waarde van onbeboude grond of deeltiteleenheid met verwysing na die transaksies in Deel F

R 0.00

Market value rounded off
Markwaarde afgerond

R 7,100,000.00