



**Client:** Hamlantic Property CC T/A Harcourts Atlantic  
**User:** Trish Parsons  
**Tracking #:** Blueprint\_Prop:20231112115919  
**Report Date:** 2023/11/12  
**Report #:** 59018088

## Property Details

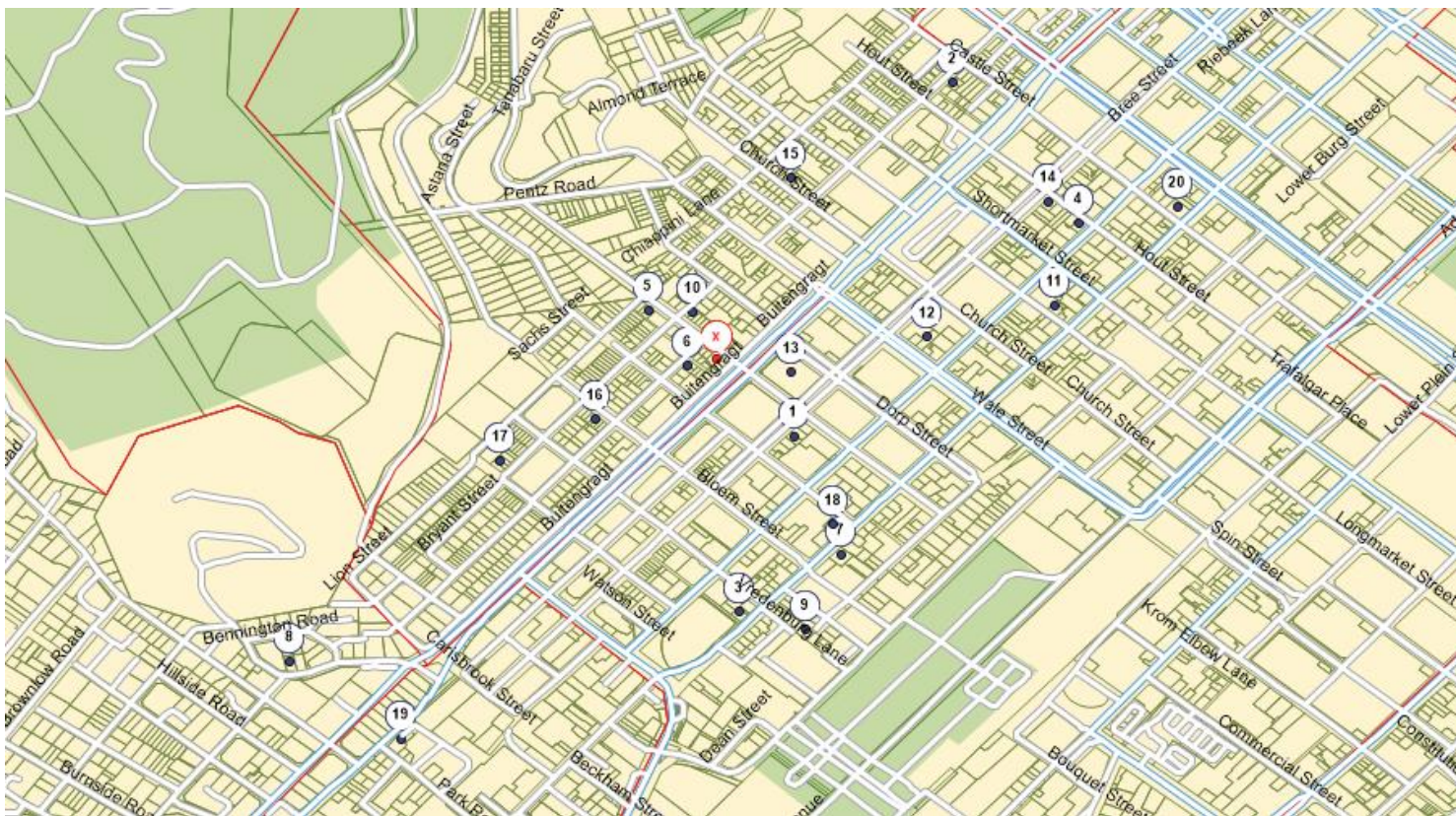
<b>Property Type:</b>	FREEHOLD	<b>Legal Description:</b>	Erf 2863 CAPE TOWN CITY OF CAPE TOWN WESTERN CAPE
<b>Province:</b>	WESTERN CAPE	<b>Municipality:</b>	City of Cape Town
<b>Township:</b>	CAPE TOWN	<b>Erf #:</b>	2863
<b>Portion #:</b>	0	<b>Street:</b>	Buitengracht STREET
<b>Suburb:</b>	SCHOTSCHEKLOOF	<b>Last Sales Price:</b>	R 8 300 000
<b>Street #:</b>	158	<b>Coordinates (Lat\ Long):</b>	<a href="#">Google Maps: -33.9229, 18.4144</a>   <a href="#">Street View</a>
<b>Last Sales Date:</b>	20210407	<b>SG Code:</b>	C01600070000286300000
<b>Land Size (Registered):</b>	324 m <sup>2</sup>		
<b>Land Size (Cadastral):</b>	318 m <sup>2</sup>		
<b>Estimate Size Under Roof:</b>	Not Available		

## Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
NUCAPE BEACH PROP PTY LTD	202023788607	T40225/2021		Not Available

## Imagery





	Street Address	Township	Erf   Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash				
1	167A BREE STREET CAPE TOWN CENTRE	CAPE TOWN	3292   0	20220902	20221117	R 7 350 000	195 m <sup>2</sup>	R 37 692	149	<input type="checkbox"/>	-	0.0	-	209
2	CAPE TOWN CENTRE	CAPE TOWN	1107   0	20231018		R 9 000 000	115 m <sup>2</sup>	R 78 261	505	<input type="checkbox"/>	-	0.0	-	97
3	232 LONG STREET CAPE TOWN CENTRE	CAPE TOWN	4098   0	20230424	20231002	R 6 500 000	212 m <sup>2</sup>	R 30 660	376	<input type="checkbox"/>	-	0.0	-	252
4	70 LOOP STREET CAPE TOWN CENTRE	CAPE TOWN	2160   0	20221216	20230515	R 9 025 000	217 m <sup>2</sup>	R 41 590	493	<input type="checkbox"/>	-	.0	-	225
5	61 LEEUWEN STREET SCHOTSCHEKLOOF	CAPE TOWN	2891   0	20230504	20231013	R 2 450 000	150 m <sup>2</sup>	R 16 333	112	<input checked="" type="checkbox"/>	-	.0	-	137
6	9 JORDAAN STREET SCHOTSCHEKLOOF	CAPE TOWN	166801   0	20230606	20231004	R 3 850 000	100 m <sup>2</sup>	R 38 500	36	<input type="checkbox"/>	2	1.0	-	113
7	219 LONG STREET CAPE TOWN CENTRE	CAPE TOWN	3411   0	20230302	20230411	R 9 000 000	426 m <sup>2</sup>	R 21 127	328	<input checked="" type="checkbox"/>	-	0.0	-	495
8	18 MILITARY ROAD TAMBOERSKLOOF	TAMBOERSKLOOF	53   0	20230423	20230622	R 5 850 000	307 m <sup>2</sup>	R 19 055	693	<input type="checkbox"/>	3	2.0	1	207
9	72A KEEROM STREET CAPE TOWN CENTRE	CAPE TOWN	9794   0	20220309	20220523	R 4 500 000	286 m <sup>2</sup>	R 15 734	416	<input checked="" type="checkbox"/>	-	.0	-	171
10	48 LEEUWEN STREET SCHOTSCHEKLOOF	CAPE TOWN	2855   0	20230504	20230821	R 1 350 000	95 m <sup>2</sup>	R 14 211	76	<input type="checkbox"/>	2	2.0	-	76
11	150 LONGMARKET STREET CAPE TOWN CENTRE	CAPE TOWN	2229   0	20220623	20230223	R 10 292 500	222 m <sup>2</sup>	R 46 363	428	<input type="checkbox"/>	-	0.0	1	301
12	62 WALE STREET CAPE TOWN CENTRE	CAPE TOWN	2657   0	20210714	20220322	R 9 750 000	346 m <sup>2</sup>	R 28 179	264	<input type="checkbox"/>	-	0.0	-	309
13	142 BREE STREET CAPE TOWN CENTRE	CAPE TOWN	142181   0	20231017		R 2 260 000	2805 m <sup>2</sup>	R 806	96	<input type="checkbox"/>	-	0.0	-	2764
14	81 HOUT STREET CAPE TOWN CENTRE	CAPE TOWN	2155   0	20221215	20230323	R 11 615 000	215 m <sup>2</sup>	R 54 023	474	<input type="checkbox"/>	3	1.0	-	231
15	124 CHURCH STREET SCHOTSCHEKLOOF	CAPE TOWN	10171   0	20230324	20230607	R 3 900 000	148 m <sup>2</sup>	R 26 351	285	<input checked="" type="checkbox"/>	5	0.0	-	203
16	57 BLOEM STREET SCHOTSCHEKLOOF	CAPE TOWN	2929   0	20230616	20231005	R 3 050 000	78 m <sup>2</sup>	R 39 103	174	<input type="checkbox"/>	3	4.5	-	124
17	54 BRYANT STREET SCHOTSCHEKLOOF	CAPE TOWN	126055   0	20230811		R 2 900 000	105 m <sup>2</sup>	R 27 619	306	<input type="checkbox"/>	4	2.0	-	134
18	180 LONG STREET CAPE TOWN CENTRE	CAPE TOWN	155403   0	20211222	20220614	R 14 000 000	401 m <sup>2</sup>	R 34 913	285	<input checked="" type="checkbox"/>	-	.0	-	395
19	GARDENS	CAPE TOWN	175165   0	20230130	20230707	R 9 350 000	628 m <sup>2</sup>	R 14 889	686	<input type="checkbox"/>	-	-	-	-
20	36 LONG STREET CAPE TOWN CENTRE	CAPE TOWN	2325   0	20230901		R 27 000 000	482 m <sup>2</sup>	R 56 017	615	<input type="checkbox"/>	-	0.0	-	474

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 7 649 625

## Municipal Valuation

**Municipal Valuation:** R 8 300 000  
**Rating Period:** 2023/2024  
**Usage Category:** COMMERCIAL

**Year of Valuation:** 2023  
**Estimated Monthly Rates:** R 10 197  
**Usage:** COMMERCIAL

## Sales In Execution and Properties In Possession

No data for Sales In Execution and Properties In Possession

## Bond Details

Institution	Bond Amount	Bond Number	Bond Registration Date
INVESTEC	R 5 000 000	B22866/2021	20210820

## Other Endorsements

No endorsements info on the selected property.

## Servitudes

Servitude Type	Tag Value	Geometry	Area/Line
Unclassified Urban	1216/2003001	24 m <sup>2</sup>	Area

## Transfer History

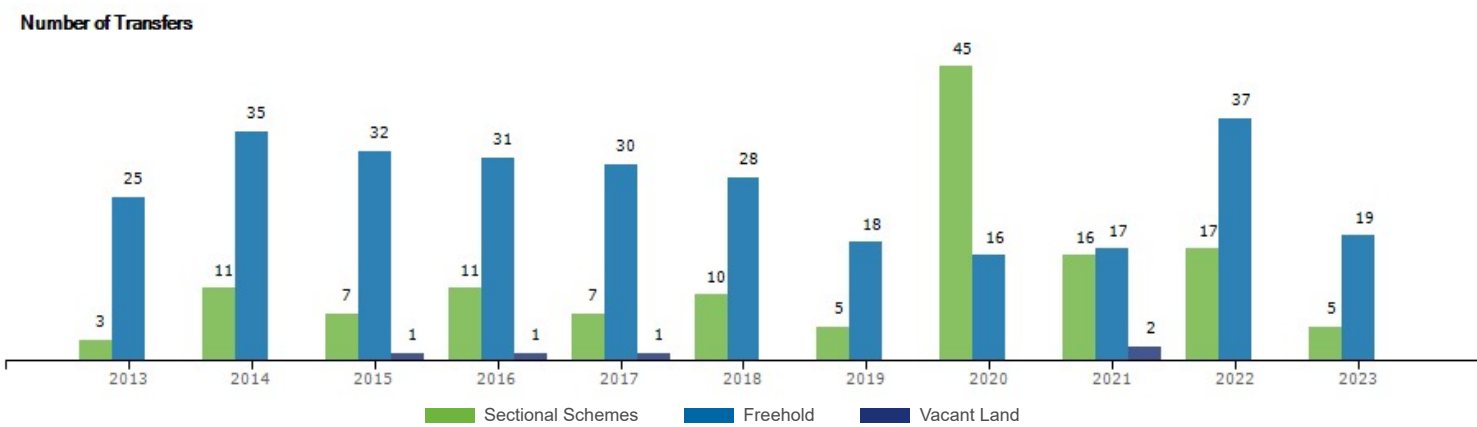
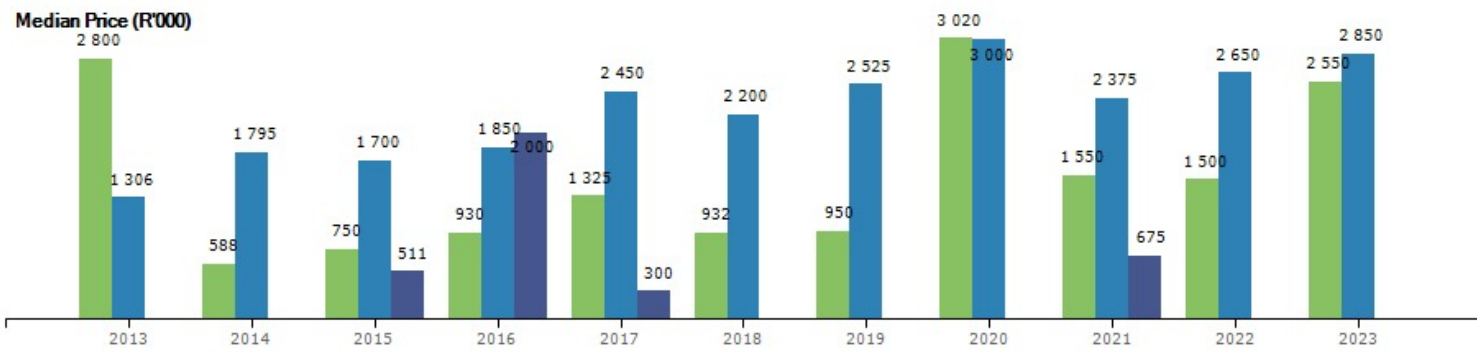
Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No
COMPANY	COMPANY	20210820	20210407	R 8 300 000	T40225/2021
COMPANY	COMPANY	20060330	20051027	R 3 610 000	T22290/2006
COMPANY	COMPANY	20030919	20030612	R 1 300 000	T87359/2003

### Transfer Summary for past 3 months

**Max Transfer in the Suburb:** R 3 900 000    **Min Transfer in Suburb:** R 1 350 000    **Total Transfers:** 12

## Street Transfer History

Buyer Name	Seller Name	Reg Date	Purchase Date	Purchase Price	Title Deed No	Street	Number
PRIVATE PERSON	TRUST	20231004	20230717	R 3 750 000	ST21502/2023	Buitengracht	218
TRUST	PRIVATE PERSON	20230615			ST11724/2023	Buitengracht	234
PRIVATE PERSON	PRIVATE PERSON	20230613			ST11723/2023	Buitengracht	234



### Amenities



Amenity	Type	Distance (km)
Rocklands Beach	Beach	2.50 km
Graaff's Pool	Beach	2.70 km
Sunset Beach	Beach	3.22 km
Puma Energy BUITENGRACHT	FillingStation	0.20 km
Bo-Kaap Service Station	FillingStation	0.25 km
Caltex WINCH MOTORS	FillingStation	0.35 km
Dr Db Fernandes	Hospital/Clinic	0.18 km
Dr Fo Van Der Westhuizen	Hospital/Clinic	0.18 km
Dr Sp Geldenhuys	Hospital/Clinic	0.18 km
South African Police Service - Cape Town	PoliceStation	0.72 km
South African Police Service - Buitekant Street	PoliceStation	0.98 km
South African Police Service - Cape Town	PoliceStation	0.98 km
Boorhaanol Pre-Primary School	PrePrimarySchool	0.34 km
Saint Paul's Primary School Wynb	PrimarySchool	0.20 km
St Paul's Ec Primary School	School	0.21 km
Atkinson's Antiques	ShoppingCentre	0.31 km
210 on Long Shopping Mall	ShoppingCentre	0.33 km
Burr & Muir Antiques And Colletables	ShoppingCentre	0.34 km
AAA School Of Advertising	TertiaryInstitution	0.19 km
Kurus English	TertiaryInstitution	0.21 km
Alliance Francaise	TertiaryInstitution	0.22 km

## Disclaimer

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