



Client: Lightstone Risk Management
 User: xxxx
 Tracking #: 20200305124753
 Report Date: 2020/03/05
 Report #: 38797949

Property Details

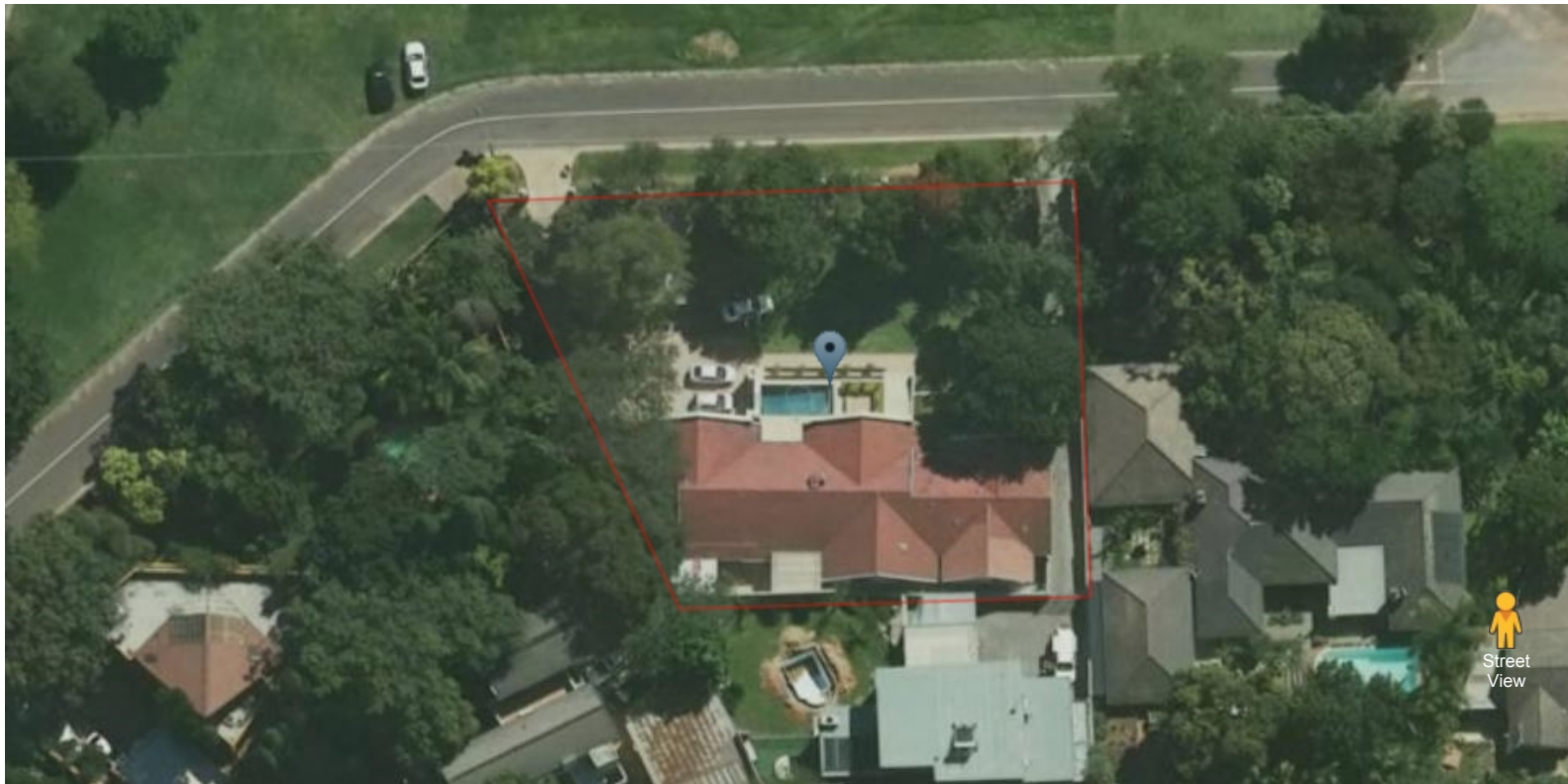
Property Type:	FREEHOLD	Legal Description:	RE of Erf xxx LYNNWOOD CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG
Province:	GAUTENG	Municipality:	City of Tshwane
Township:	LYNNWOOD	Erf #:	xxx
Portion #:	x	Street:	xxxx STREET
Estate:	xxx	Last Sales Price:	R x xxx xxx
Suburb:	LYNNWOOD	Coordinates (Lat\ Long):	Google Maps: xxxx xxxx Street View
Street #:	xxx	SG Code:	Txxxxxxx
Last Sales Date:	20060330		
Land Size (Registered):	2550 m ²		
Land Size (Cadastral):	1835 m ²		
Estimate Size Under Roof:	Not Available		

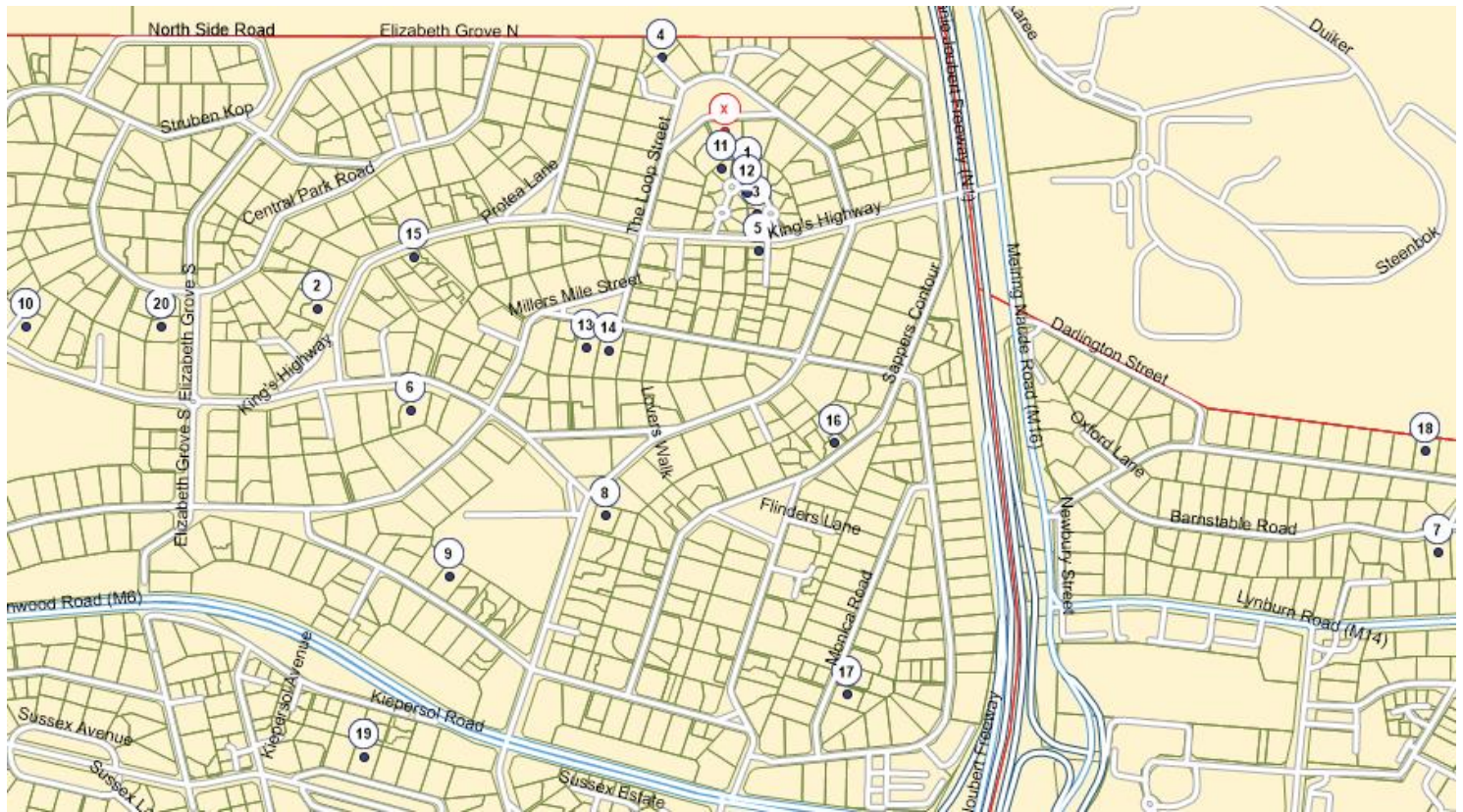
* Property Appears to be a Remaining Extent

Owner Details

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
xxxx	xxxxxxxxxxxxxx	Txxxx/2006		

Imagery





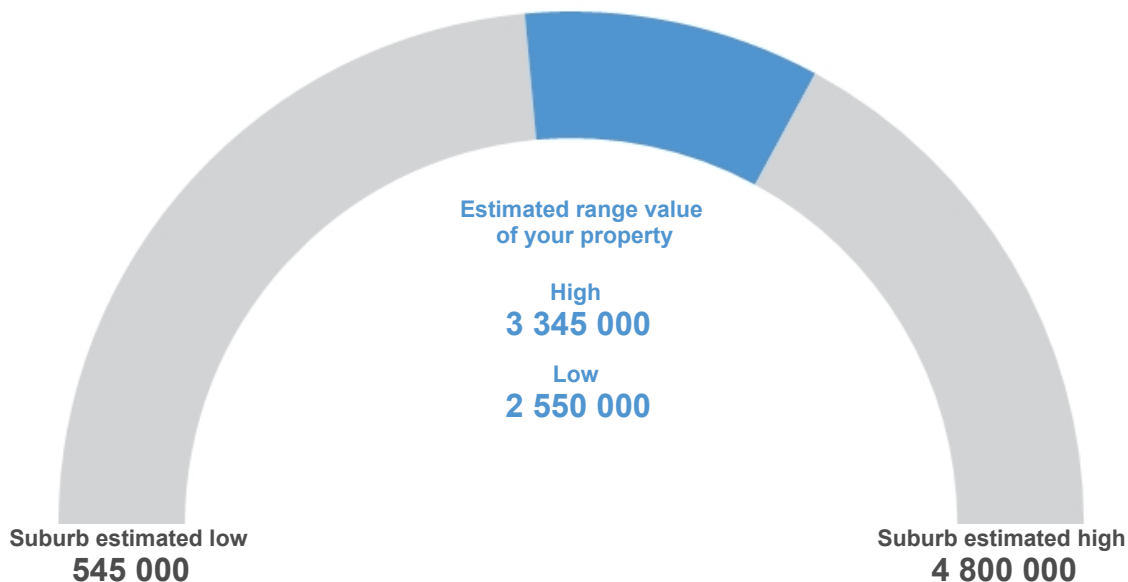
Street Address	Township	Erf Portion	Sales Date	Reg Date	Sales Price	Size	R/m2	Distance	Cash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1 xxx KING'S HIGHWAY LYNNWOOD	LYNNWOOD	xxx xx	20200122		R 3 300 000	502 m ²	R 6 574	81	<input type="checkbox"/>	-	0.0	2	-
2 xxx KING'S HIGHWAY LYNNWOOD	LYNNWOOD	xxx xx	20200211		R 2 850 000	1622 m ²	R 1 757	672	<input type="checkbox"/>	-	0.0	-	-
3 xxx KING'S HIGHWAY LYNNWOOD	LYNNWOOD	xxx xx	20200110		R 2 900 000	535 m ²	R 5 421	146	<input type="checkbox"/>	-	0.0	2	474
4 xxx THE LOOP STREET LYNNWOOD	LYNNWOOD	xxx xx	20191105	20200108	R 4 250 000	1741 m ²	R 2 441	152	<input type="checkbox"/>	4	4.0	4	650
5 xxx KING'S HIGHWAY LYNNWOOD	LYNNWOOD	xxx xx	20191227		R 3 500 000	672 m ²	R 5 208	204	<input type="checkbox"/>	-	0.0	-	-
6 xxx MIMOSA AVENUE LYNNWOOD	LYNNWOOD	xxx xx	20190121	20190517	R 3 150 000	2320 m ²	R 1 358	655	<input type="checkbox"/>	4	4.0	2	373
7 xxx BARNSTABLE ROAD LYNNWOOD MANOR	LYNNWOOD MANOR	xxx xx	20191023		R 3 100 000	2568 m ²	R 1 207	1268	<input type="checkbox"/>	4	4.0	2	400
8 xxx RODERICKS ROAD LYNNWOOD	LYNNWOOD	xxx xx	20190912	20200130	R 3 300 000	1538 m ²	R 2 146	657	<input checked="" type="checkbox"/>	1	1.0	-	-
9 xxx QUEEN'S CRESCENT LYNNWOOD	LYNNWOOD	xxx xx	20190824	20191210	R 4 000 000	2181 m ²	R 1 834	840	<input type="checkbox"/>	4	3.5	3	500
10 xxx KING'S HIGHWAY LYNNWOOD	LYNNWOOD	xxx xx	20191011	20200129	R 3 400 000	1903 m ²	R 1 787	1088	<input checked="" type="checkbox"/>	4	4.0	2	480
11 xxx KING'S HIGHWAY LYNNWOOD	LYNNWOOD	xxx xx	20190411	20190628	R 3 600 000	740 m ²	R 4 865	62	<input checked="" type="checkbox"/>	-	0.0	-	537
12 xxx KING'S HIGHWAY LYNNWOOD	LYNNWOOD	xxx xx	20190922	20191114	R 4 200 000	544 m ²	R 7 721	108	<input checked="" type="checkbox"/>	3	3.0	2	420
13 xxx DEREK'S LANE LYNNWOOD	LYNNWOOD	xxx xx	20180507	20180710	R 3 000 000	2971 m ²	R 1 010	412	<input checked="" type="checkbox"/>	-	0.0	-	-
14 xxx DEREK'S LANE LYNNWOOD	LYNNWOOD	xxx xx	20180507	20180709	R 2 500 000	2832 m ²	R 883	400	<input checked="" type="checkbox"/>	4	4.0	2	350
15 xxx KINGS PLACE LYNNWOOD	LYNNWOOD	xxx xx	20190712	20190911	R 3 150 000	597 m ²	R 5 276	506	<input type="checkbox"/>	3	3.0	2	277
16 xxx SAPPERS CONTOUR STREET LYNNWOOD	LYNNWOOD	xxx xx	20190729	20191004	R 3 145 000	651 m ²	R 4 831	538	<input type="checkbox"/>	4	4.0	2	360
17 xxx MONICA ROAD LYNNWOOD	LYNNWOOD EXT 1	xxx xx	20190808	20191022	R 3 000 000	1367 m ²	R 2 195	944	<input type="checkbox"/>	3	3.5	2	345
18 xxx CHARBURY ROAD LYNNWOOD MANOR	LYNNWOOD MANOR	xxx xx	20190602	20190906	R 3 250 000	1983 m ²	R 1 639	1169	<input checked="" type="checkbox"/>	4	4.0	2	475
19 xxx SUSSEX AVENUE WEST LYNNWOOD	LYNNWOOD	xxx xx	20190402	20190531	R 3 000 000	2141 m ²	R 1 401	1159	<input type="checkbox"/>	4	2.5	2	325
20 xxx ELIZABETH GROVE LYNNWOOD	LYNNWOOD	xxx xx	20191123	20200128	R 8 100 000	1802 m ²	R 4 495	897	<input type="checkbox"/>	4	4.5	5	490

Offer to purchase

Comparable Valuation

Comparable Average Sales Price: R 3 534 750

EVM © Valuation Details



Municipal Valuation

Municipal Valuation: 2017
Rating Period: R 1 889
Usage Category: RESIDENTIAL

Year of Valuation: 2017/2018
Estimated Monthly Rates: RESIDENTIAL
Usage: True

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 x x00 000	Bxxxx/2016	20160217

Other Endorsements

Endorsement Number	Document Type	Particulars
LYNNWOOD, xxx	Unknown	

Servitudes

Servitude Type	Tag Value	Geometry	Area/Line
Unclassified Urban	xxxxxx/2007	123 m ²	Area

Transfer History



Buyer	Seller	Reg Date	Purchase Date	Purchase Price	Title Deed No
xxxx	xxxx	20060717	xxxxxx	R x xxx xxx	Txxxx/2006
xxxx	xxxx	20050325	xxxxxx	R x xxx xxx	Txxxxx/2005
xxxx	xxxx	19960424	xxxxxx	R xxx xxx	Txxxxx/1996

Transfer Summary for past 3 months

Max Transfer in the Suburb: R 8 100 000 Min Transfer in Suburb: R 250 000 Total Transfers: 31

Street Transfer History

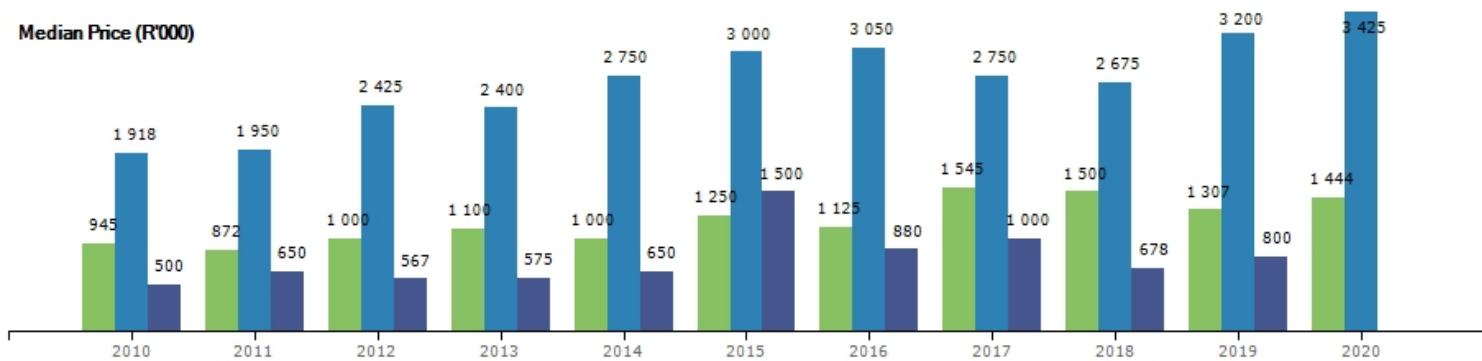


Buyer	Seller	Reg Date	Purchase Date	Purchase Price	Title Deed No	Street	Number
xxxx	xxxx	xxxxxx	20191105	R 4 250 000	Txxx/2020	xxxx	xx
xxxx	xxxx	xxxxxx	20151001	R 4 500 000	Txxxxx/2016	xxxx	xx
xxxx	xxxx	xxxxxx			Txxxxx/2016	xxxx	xx

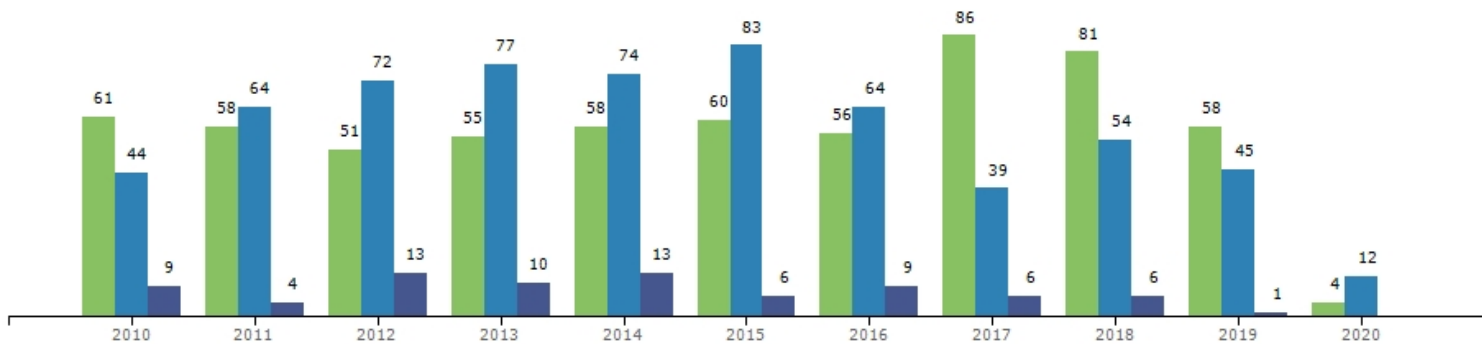
Suburb Trends - LYNNWOOD



Median Price (R'000)










Number of Transfers



■ Sectional Schemes
■ Freehold
■ Vacant Land



Amenity	Type	Distance (km)
Sasol Persequor	FillingStation	0.91 km
 Exel - Verona Street	FillingStation	1.22 km
Caltex Caltex Manor	FillingStation	1.24 km
Avis - Gautrain - Hatfield	CarRental	3.11 km
 Gautrain Hatfield Station	RailwayStation	3.50 km
Intercare Glenfair	Hospital/Clinic	1.43 km
 MediCross Silverton	Hospital/Clinic	2.92 km
Pretoria Urology Hospital	Hospital/Clinic	3.60 km
South African Police Union	PoliceStation	2.91 km
 Police Saps - Pretoria Flying Squad	PoliceStation	2.95 km
Saps - Brooklyn	PoliceStation	3.35 km
Laerskool Jopie Fourie	PrimarySchool	0.53 km
 Jabulile Secondary School	SecondarySchool	0.52 km
Hocrskool Gerrit Maritz	SecondarySchool	0.54 km
Glenfair Shopping Centre - Hallisham Lane	ShoppingCentre	1.39 km
 Lynnwood Bridge Shopping Centre	ShoppingCentre	1.41 km
Lynnwood Bridge Shopping Centre	ShoppingCentre	1.42 km
University of Pretoria - Experimental Farm	TertiaryInstitution	2.02 km
 University of Pretoria - Lc de Villiers Sports Grounds	TertiaryInstitution	2.52 km
Up - Fabi 1	TertiaryInstitution	3.60 km

Disclaimer

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