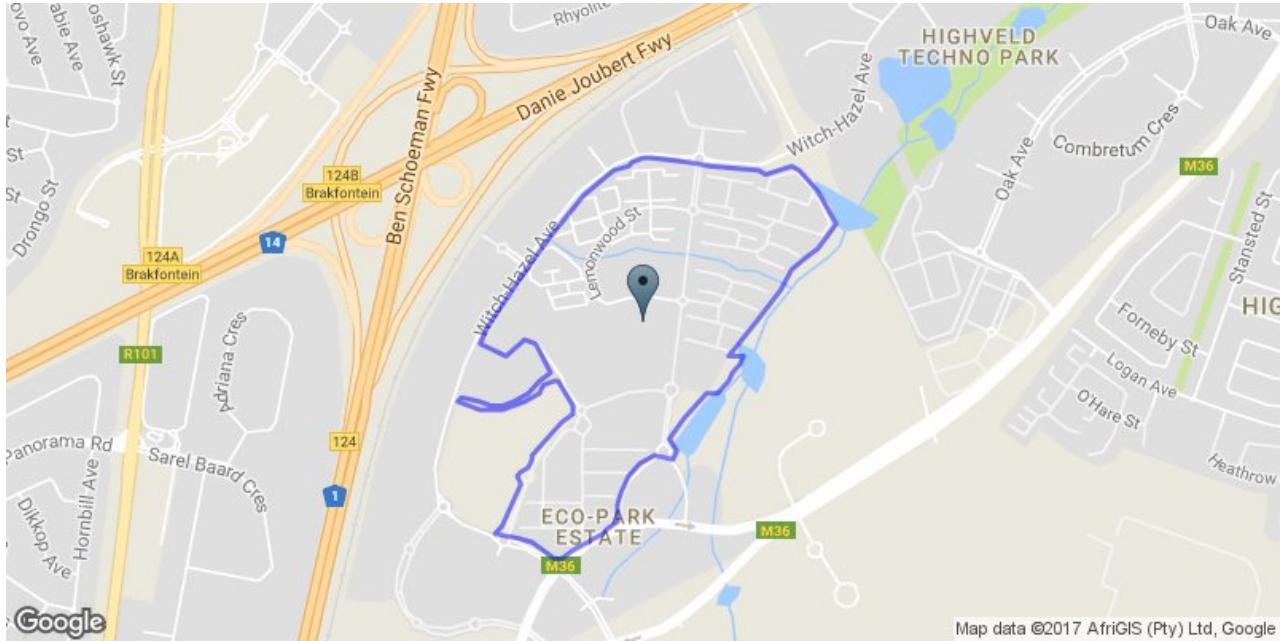


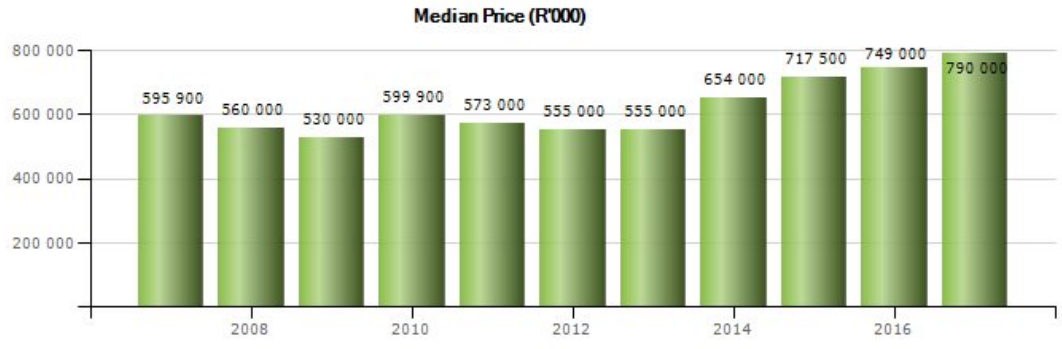
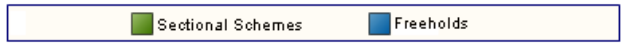
Estate Details

Estate Name:	Eco Park Estate	Area per Unit:	317 m2
Suburb:	Eco Park Estate	Total Size:	529 163 m2
Township:	HIGHVELD	No of SS units on Estate:	1632
Municipality:	City of Tshwane	No of Erven on Estate:	35
Coordinates (Lat/Long):	-25.8819, 28.1749	No of Properties on Estate:	1669

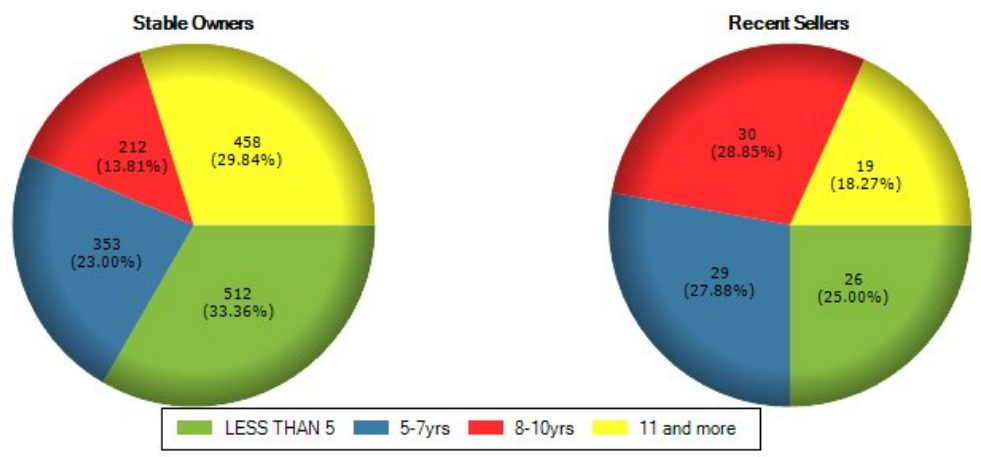


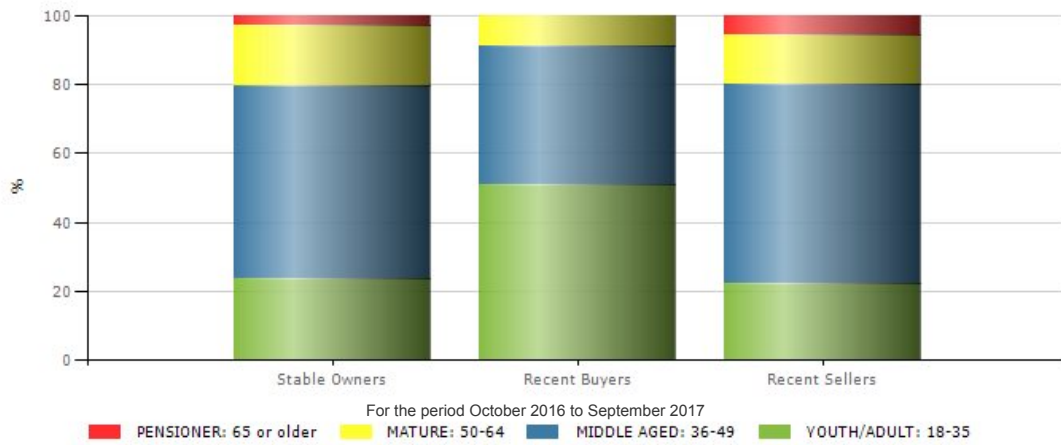
Transfer Information (Sectional Title Units in the Estate)

Sect Scheme Name	Unit	Size	Reg Date	Purchase Date	Purchase Price	Title Deed No
SS ONYX	60	83	20170928	20170706	xxx xxx	STxxxxx/2017
SS MAPLE	190	125	20170928	20170711	xxx xxx	STxxxxx/2017
SS MAPLE	136	76	20170926	20170717	xxx xxx	STxxxxx/2017
SS GLENWOOD	25	96	20170921	20170515	xxx xxx	STxxxxx/2017
SS MILLSTREAM	36	126	20170918	20170505	xxx xxx	STxxxxx/2017
SS EMERALD CLOSE	78	114	20170912	20170627	xxx xxx	STxxxxx/2017
SS MAPLE	211	76	20170911	20170519	xxx xxx	STxxxxx/2017
SS CRYSTAL REST	44	172	20170908	20170714	xxx xxx	STxxxxx/2017
SS ONYX	5	82	20170906	20170628	xxx xxx	STxxxxx/2017
SS MAPLE	27	76	20170904	20170530	xxx xxx	STxxxxx/2017

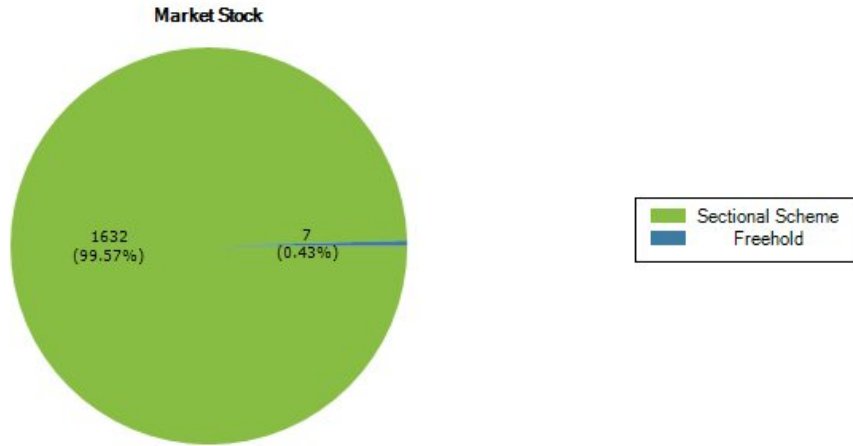


Tenure of Owners





Market Stock



National Ranking

Number of Estates: 7015

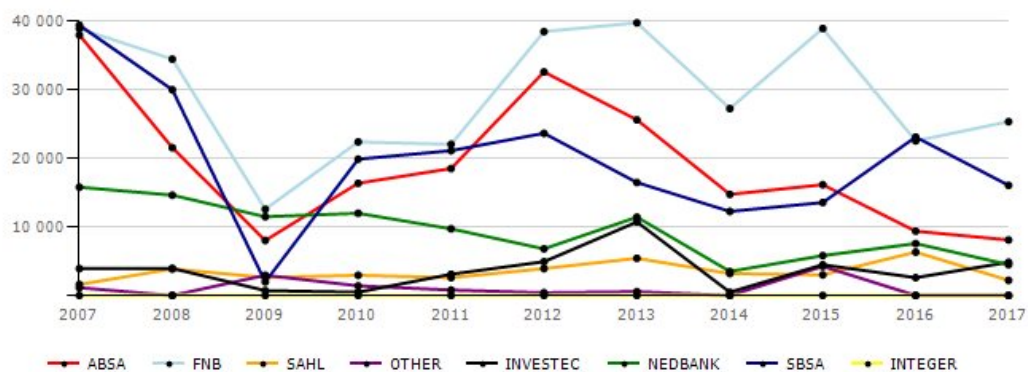
Estate	Suburb	Municipality	Province	No of Properties	Rank	Mean Valuation (R)
Skippers Cove	White City	Saldanha Bay	Western Cape	95	6632	730 000
Savannah Meent	Flamwood	City of Matlosana	North West	25	6633	730 000
Grovilla	Bonnie Brae	City of Cape Town	Western Cape	21	6634	730 000
Pelican Bay	Port Owen	Bergrivier	Western Cape	21	6635	730 000
Avondrus	George South	George	Western Cape	8	6636	730 000
Eco Park Estate	Eco Park Estate	City of Tshwane	Gauteng	1669	6637	720 000
The Beacon	Beacon Bay	Buffalo City	Eastern Cape	232	6638	720 000
Timbavati	Karenpark	City of Tshwane	Gauteng	218	6639	720 000
Stilbaai Duine	Stilbaai Oos	Hessequa	Western Cape	231	6640	720 000
Warmbad Renaissance	Warmbaths	Bela-Bela	Limpopo	134	6641	720 000
					6642	720 000

Estate	Suburb	Municipality	Province	No of Properties	Rank	Mean Valuation (R)
Helikon Villas	Helikon Park	Rand West City	Gauteng	18	3600	740 000
Village Fleuri	Theresapark	City of Tshwane	Gauteng	12	3601	740 000
Arends Nes	Riversdale	Midvaal	Gauteng	17	3602	740 000
	Bergsig	Lesedi	Gauteng	5	3603	740 000
					3604	730 000
Eco Park Estate	Eco Park Estate	City of Tshwane	Gauteng	1669	3605	720 000
Timbavati	Karenpark	City of Tshwane	Gauteng	218	3606	720 000
					3607	720 000
	The Orchards	City of Tshwane	Gauteng	82	3608	720 000
					3609	720 000
Southfork Estate	Southfork	City of Johannesburg	Gauteng	53	3610	720 000

Municipal Ranking

Estate	Suburb	Municipality	Province	No of Properties	Rank	Mean Valuation (R)
Berghang	Ninapark	City of Tshwane	Gauteng	145	742	740 000
Tranquillity	Eldorette	City of Tshwane	Gauteng	31	743	740 000
Samantha's Place	The Reeds	City of Tshwane	Gauteng	25	744	740 000
Villa De Mar	Bronkhorstspuit	City of Tshwane	Gauteng	28	745	740 000
Village Fleuri	Theresapark	City of Tshwane	Gauteng	12	746	740 000
Eco Park Estate	Eco Park Estate	City of Tshwane	Gauteng	1669	747	720 000
Timbavati	Karenpark	City of Tshwane	Gauteng	218	748	720 000
					749	720 000
	The Orchards	City of Tshwane	Gauteng	82	750	720 000
	Willow Park Manor	City of Tshwane	Gauteng	48	751	720 000
Zambezi Manor	Derdepoort	City of Tshwane	Gauteng	267	752	700 000
Mooikloof Ridge Estate	Mooikloof Ridge	City of Tshwane	Gauteng	2648	752	700 000

Lending By Institution (values in R000)



Amenities

Type	Amenity	Distance
FillingStation	Engen - Gateway Motors	1.29 Km
FillingStation	Total - Simarlo	1.59 Km
FillingStation	Zenex - Lenchen	2.11 Km
CarRental	Avis - Gautrain - Centurion	3.67 Km
ParkingArea	Gautrain Centurion Parking Area	3.65 Km
RailwayStation	Gautrain Centurion Station	3.65 Km
Hospital/Clinic	South African National Blood Services - Die Hoewes Centre	4.28 Km
PoliceStation	Police Vehicle Clearance Office - Centurion	1.22 Km
PoliceStation	Police SAPS - Rooihuiskraal	4.16 Km
CombinedSchool	Zwartkop Christian School	2.30 Km
PrePrimarySchool	Kidz R Kidz	1.50 Km
PrePrimarySchool	Borrelblaps Pre Primary School	2.32 Km
ShoppingCentre	Eco Decor Lifestyle Centre	0.43 Km
ShoppingCentre	Eco Boulevard Shopping Centre	0.53 Km
ShoppingCentre	Centurion Lifestyle Centre	1.18 Km
TertiaryInstitution	Damelin - Centurion	2.55 Km

Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and – despite the application of proprietary data cleaning processes – cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice.

This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All bond, home loan and property registration information in the reports is from the Deeds Office where information on all property registrations, property transfers as well as all registered bonds / home loans are kept. This is public domain information and accessible by any person.

The **Estate Details** section shows a map with the outline of the estate which assists the user in visually referencing the area.

The **Transfer Information** lists all property transfers registered within the last 12 months. A maximum number of 20 transfers will be displayed.

The **Growth and Activity graphs** show the median price and total volume of sales in the selected area by property type for recent years. Only properties which Lightstone classify as privately owned are used in these calculations and sales prices which are not inline with the market values for these properties are excluded from the analysis. This is done to arrive at a more accurate estimate of market value for properties within the selected area. The information used in this analysis is updated monthly. The median purchase price is the midpoint of all the purchase prices in the area. It is less affected by isolated outlying values and a stable indication of the typical transaction price in the area. Sectional title garage units, extreme outliers and probable land sales have been filtered before the median is calculated in order to reflect developed property price trends.

The **Tenure of Owners** graph depicts the tenure of ownership in the estate and is a measure of ownership stability.

The **Age of Residents** bar graph shows the age distribution of owners in the estate and is split into residents and recent sellers.

The **Market Stock** gives a view of the number of freehold and sectional title properties within the estate. The Counts are based on residential properties excluding sectional title garages.

The **Estate Ranking** tables enable user to identify those estates most similar in average price to the subject estate. The ranking is provided against other estates in the municipality, province and country. Rankings are determined by ranking the residential medians of the Lightstone AVM for the spatial area.

The **Bond Information** table shows the bonds registered in the estate, split into bond type (ordinary loan, further advance and switch) and institution. The registrations for the last 12 months are shown.

The **Lending by Institution graph** shows the total bonds registered by bank and by year for recent years Values in R000. The data is based on residential bonding activity with the exclusion of sectional title garage units.

The **Amenities Listing** shows the closest amenities to the subject estate including the distance from the subject estate.
