



BUSINESS REPORT

Date: **9th October 2026**

Business Reference: **BFS00441**

About the Business:

AUCTION- BECOME A LANDLORD – 23 APARTMENTS. ONE INVESTMENT. ONE OWNER!

WHY BUY ONE APARTMENT WHEN YOU CAN ACQUIRE AN ENTIRE RENTAL PORTFOLIO?

A rare opportunity to acquire an established, income-producing property investment business comprising

23 sectional-title apartments across four residential buildings, all held within one registered company.

DON'T JUST BUY PROPERTY. BUILD A PROPERTY PORTFOLIO!

Direct NOI is before unallocated portfolio-level management, administration and financing costs. Figures are seller-supplied and unaudited. Sale subject to seller confirmation and auction conditions. Purchaser's premium: 10% + VAT.

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ALDES AUCTIONS **TIMED ONLINE AUCTION** BIDDING OPENS ONLINE

23-UNIT SECTIONAL TITLE INVESTMENT PORTFOLIO SUNNYSIDE, PRETORIA

ESTABLISHED RENTAL PORTFOLIO WITH II

KEY STATS:

- R1.14M ANNUAL RENTAL INCOME**
- R629K ANNUAL NOI**
- 1,315 M² TOTAL LETTABLE AREA**

CONTACT: Peet Brits | **EMAIL:** peetb@aldes.co.za | **CONTACT:** 076 270

Sector: **Accommodation**

AUCTION

Monthly Profit:

R 0

Asset Value:

R 0

Stock Value:

R 0

Yearly Net Profit :

R 0



Business Report

THE INVESTMENT NUMBERS

- R1.14 MILLION – Annualised Rental Income
- R629,000 – Annualised Direct Net Operating Income*
- 1,315 m² – Combined Lettable Area
- 23 APARTMENTS – Established rental portfolio
- 18 PARKING BAYS

YOUR PROPERTY PORTFOLIO

- MAROELA – 10 Apartments
- TAMBOTIE – 10 Apartments
- KIEPERSOL – 2 Apartments
- SOETDORING – 1 Apartment

WHY INVEST?

- One registered legal entity holding all 23 properties
- Opportunity to acquire 100% company ownership
- Established rental income with historically high occupancy
- VAT-registered seller
- Majority of apartments upgraded or refurbished
- Individually metered electricity and water
- Debt-free portfolio offered for acquisition
- Positioned in the established Sunnyside rental market

AUCTION DETAILS

- 24 NOVEMBER 2026
- 11:00 AM – ONLINE BIDDING CLOSES
- TIMED ONLINE AUCTION

REQUEST THE FULL INVESTMENT MEMORANDUM

Auctioneer: PEET BRITS | MANAGING DIRECTOR & LEAD AUCTIONEER

Contact no: 076 270 7844

Website: www.aldesauctions.co.za