



AUCTIONEERS

PROPERTY AUCTION

Block of Flats and Retail Shops - Parow, Cape Town

Income Producing: 31 Apartments & 5 Retail Shops

Recently Renovated Apartments & Well Maintained

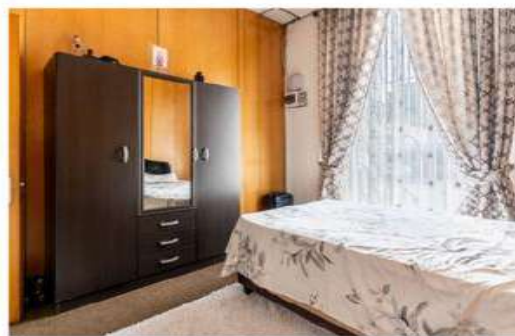
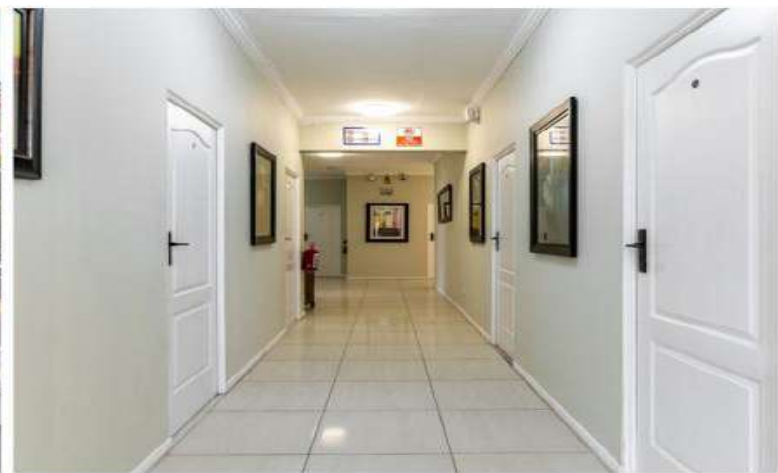
Current GAI: R2 045 000, Potential GAI: R2 500 000

Erf Size: 1 395m²

159 Voortrekker Road | Glen Lily Parow | Cape Town Western Cape

Erf 7471 & 7463 Parow City of Cape Town Western Cape

INVESTMENT PROPERTY



BID ONLINE VIA WEBCAST

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm – (Certificate Number

2023119384)

www.whauctions.com

Auction Date: Wednesday, 12 November 2025 @ 11:00

Online Bidding: Webcast Live Bidding

Contact for further info:

Zain Teegler

Cell: 067 402 4549

Email: zaint@wh.co.za

(FFC Number: 20227142518)

Daniel Pelkowitz

Cell: 072 360 7510

Email: danielp@wh.co.za

(FFC Number: 202332288)



1. GUIDELINE FOR THE AUCTION

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS, PLEASE SEE PROCEDURE ATTACHED)

Auction Date & Venue: Wednesday, 12 November 2025 @ 11:00 via webcast – www.whauctions.com

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R50 000** in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number. Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R50 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price

Deposit: 21.5% of hammer price

Confirmation period: 14 business days.

Balance of the purchase price payable within 21 Business Days after confirmation of sale.

The bid price excludes the buyer's premium of **6% (Excl. VAT)** which is payable over and above the purchase price by the highest bidder. The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT plus a 10% deposit on the purchase price of the Property. The deposit is payable by way of electronic transfer (EFT) into the WH Auctioneers Properties' Trust account.

For queries regarding the properties on auction contact:

Zain Teegler: 067 402 4549

Daniel Pelkowitz: 072 360 7510

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 6% plus VAT over and above the bid price
- 21.5% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narasimay, N. Hunsraj

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

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HOW TO BID ONLINE

HOW TO BID ON WEBCAST

Webcast Auctions at www.whauctions.com



REGISTERING FOR WEBCAST AUCTIONS

1. Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at whauctions.com.
2. To register for an online auction - login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
3. We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.



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Income Producing Residential & Retail Property Parow, Cape Town, Western Cape



BIDDING ON WEBCAST

Once approved, you can bid from any internet enabled device or computer. Bids can be placed on any item on any page where you see the green 'bid' amount button. (See screenshots below). Before the actual live auction closing, lots are open for pre-bidding. You can bid in increments or place Autobids and the system will bid for you up to that amount. During auction closing the Webcast screen will display one lot at a time with a live audio stream from the auctioneer.

Buyers are urged to inspect the items on viewing days before bidding. Bids can not be cancelled.

Pre-bidding phase. This is before the live auction closing.

Place a bid in increments. This is the current bid price + the bid increment.

Set an Autobid. This is the maximum amount you want to pay. The system will bid on your behalf up to this amount.

During live auction closing with audio stream from the auctioneer.

During live auction closing, the Webcast screen layout changes to show only one lot at a time that is being auctioned. The amount shown is the auctioneers asking price. Click on the button to bid that amount.

Your bid status is displayed here after you bid. If outbid, bid again if the asking bid amount is in your budget.

**BID!
NOW!**
REGISTER ONLINE

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2. GENERAL

Property Address: 159 Voortrekker Road Glen Lily Parow Cape Town Western Cape

Erf, Suburb & City: Erf 7471 & 7463 Parow City of Cape Town

3. TITLE DEED INFORMATION

Deeds Office: City of Cape Town

Title Deed: T22982/2022

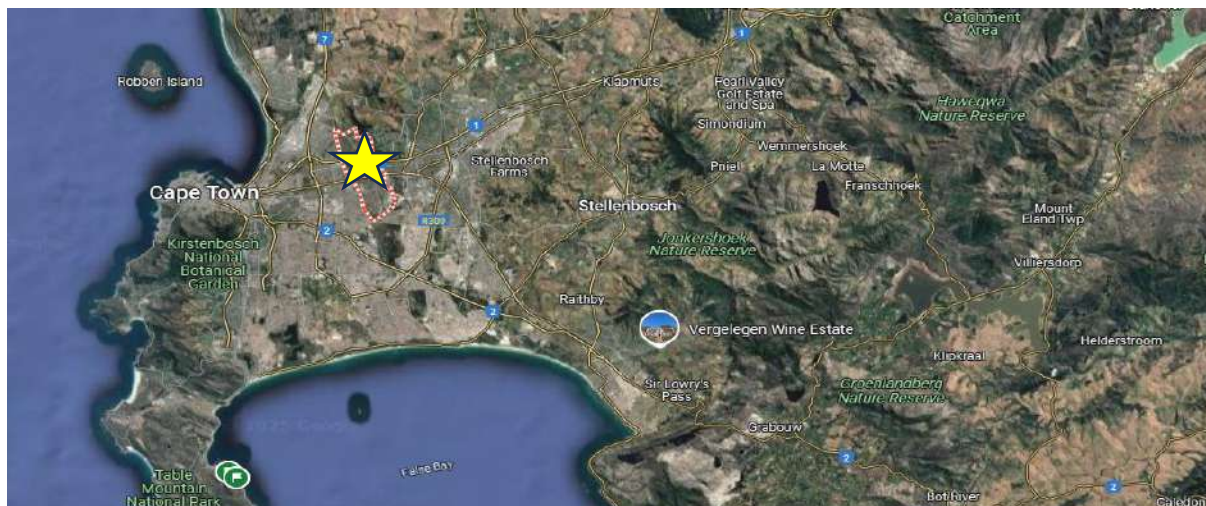
Owner: Beyond 2000 Trust

Erf Size: 1370m² and 25m²

Zoning: General Business 4

4. LOCALITY

Parow is a sprawling, largely residential area home to the Tygerberg Nature Reserve, crisscrossed by panoramic hiking paths. Set around a lake, the 18-hole Parow Golf Club features views of Table Mountain, plus birdlife from pelicans to peacocks, while local shops and casual eateries cluster along Voortrekker Road. Wineries on the Durbanville Wine Route lie just to the north. It is close to public transport, Parow centre & Shoprite mall. Police station nearby as well close to universities, such as Unisa and Northlink College.



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5. DESCRIPTION OF IMPROVEMENTS

This well-positioned GB4 block lies in the heart of Parow, close to UWC and surrounding colleges, making it an excellent investment opportunity. The property is currently fully operational and primarily rented to young working professionals, bursars, and film crews, etc.

The retail shops line Voortrekker road to capture passing foot traffic and motorists with off street parking available in front of the shops. The entrance to the 23 upstairs accommodation units is gained off Voortrekker road via an access secure gate. At the rear of the property is another access point which opens to the 8 ground floor level accommodation units.

The block is known for the upmarket feel and lavish interiors compared to other buildings in the region.

There are 9 secure parking bays inside the property accessed by remote control, as well as a set of offices that are accessed via the side entrance of the property.

The current owners operate at approximately 70% occupancy due to their stringent tenant vetting process. They run strict TPN and credit checks, do not allow foreigners, and tenants must have SA surety in order to be considered.

All of the units feature prepaid electricity meters and the retail units also have prepaid water meters. The property supervisor and maintenance manager stay on site in their own units which are not considered part of the income.

All of the upstairs units are built with dry walling inside, making a reconfiguration of the space possible in the future. The first floor also offers a large outdoor balcony area that can easily be converted to more units in the future.

The entire property has been refurbished and renovated, which were completed as recently as March 2025.

RETAIL COMPONENT:

- 5 Shops (fully let)
- Current Income – ±R50 648.00pm

GROUND FLOOR RESIDENTIAL:

- 8 Studios (fully let)
- Income – ±R37 845.00 pm
- All units have pre-paid electricity
- Communal kitchen with individual lock cupboards

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- Individual private communal showers
- Each person contributes ±R1 000.00 pm for gas / water / Wi-Fi

FIRST FLOOR RESIDENTIAL:

- 23 Rooms
- 14 Rooms rented out – income – ±R81 995.00pm
- Large terraces (foundation suitable to build additional rooms to house up to 20 people)
- 2 modern kitchens with individual lock cupboards
- Male/female toilets
- 4 private communal showers
- 5 separate showers with toilet and basin

ADDITIONAL FEATURES:

- 1 X 1 Bedroom/lounge kitchen apartment for supervisor
- 1 X 1 Bedroom/lounge kitchen apartment for maintenance manager
- 170m² Office (can be converted to laundry/lounge or rented out)
- Managers office
- CCTV (Camera room)
- 9 Secure parking bays (4 covered)
- Lots of bulk available for expansion (GB4 Zoning)
- Ample off-street parking behind the building.

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ROOF:

A new roof was installed in September 2025

CONDITION:

The building is in excellent condition both internally and externally

A structural survey of the building has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. Neither the Seller nor the Auctioneer warrant vacant occupation.

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6. FINANCIAL INFORMATION

RENTED AT @159 STUDIOS, 159 VOORTREKKER ROAD, GLEN LILY, PAROW							
Area	Lease start	Lease end	Lease Term	Rent per month	Levy	Parking	Total Income
S1	07/05/2024	30/09/2025	12	R3 150,00	1 000,00		4 150,00
S2	2025/01/07	30/06/2025	12	R4 000,00	1 000,00	595,00	5 595,00
S3	2024/01/12	30/12/2025	12	R3 000,00	1 000,00	500,00	4 500,00
S4	2024/08/10	30/09/2025	12	R3 500,00	1 000,00		4 500,00
S5	2024/01/10	30/09/2025	12	R3 500,00	1 000,00		4 500,00
S6	2025/01/02	31/01/2026	12	R4 500,00	1 000,00		5 500,00
S7	2025/01/05	30/04/2026	12	R4 000,00	1 000,00		5 000,00
S8	13/06/2025	30/06/2026	12	R3 100,00	1 000,00		4 100,00
				R28 750,00	R8 000,00	R1 095,00	R37 845,00

RENTED @159 1 WRENCH ROAD, GLEN LILY, PAROW							
Area	Lease Start	Lease end	Lease term	Rent per month	Levy	Parking	Totale inkomste per mnd
L1	2025/01/05	31/05/2026	12	R4 500,00	1 000,00	300,00	5 800,00
L2	2025/10/05	31/05/2026	12	R4 500,00	1 000,00		5 500,00
L3	2025/01/09	31/08/2026	12	R4 500,00	1 000,00		5 500,00
L4							0,00
L5	2025/06/05	31/10/2025	5	R4 500,00	2 000,00		6 500,00
L6							0,00
L7	2025/01/08	31/07/2026	12	R3 900,00	1 000,00		4 900,00
L8	01/05/20225	30/09/2025	12	R3 900,00	1 000,00		4 900,00
L9	31/03/2025	31/03/2026	12	R3 500,00	1 000,00		4 500,00
L10	29/03/2025	31/03/2026	12	R3 500,00	1 000,00		4 500,00
L11	2025/01/06	31/05/2026	5	R4 500,00	1 000,00		5 500,00
L12 - Busy with contract							0,00
L13 - Vacant							
L14	15/08/2025	31/08/2025	12	R4 900,00	1 000,00		5 900,00
L15 - Vacant							0,00
L16 - Vacant							0,00
L17	26/05/2025	31/12/2025	7	R4 900,00	1 000,00	595,00	6 495,00
L18 - Vacant							0,00
L19 - Vacant							0,00
L20	2025/01/09	31/08/2026	12	R4 500,00	1 000,00		5 500,00
L21	31/03/025	31/03/2026	12	R4 500,00	1 000,00		5 500,00
L22	2025/01/09	31/08/2025	12	R4 500,00	1 000,00		5 500,00
L23	15/05/2025	30/04/2026	12	R4 500,00	1 000,00		5 500,00
				R65 100,00	R16 000,00	R895,00	R81 995,00

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SHOPS RENTED 159 VOORTREKKER ROAD, GLEN LILY PAROW					
Area	Tenant	Lease start	Lease end	Lease term	Rent per month
Shop 1A	World Focus Security Services	01-Aug-22	31 July 2024	5y	R9 388,00
Shop 1B	Home Ware Connections Pty Ltd	1 Julie 2024	30-Jun-26	2y	R19 260,00
Shop 2A	Nickys Boutique and Projects	01-Apr-24	31-May-26	2y	R10 000,00
Shop 2B	M A Dahir	2025/01/09	31/08/2026	3y	R7 000,00
Shop 3	Arayn Traders Pty Ltd	1 Augustus 2024	31 Julie 2025	2y	R5 000,00
					R50 648,00

Total Current Income – ±R2 045 000 per annum

Additional Potential Income ±R576 000.00 per annum

Seller is not VAT registered

Seller is not NSFAS accredited – further potential additional income can be derived from NSFAS student accreditation

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7. AERIAL PHOTOGRAPHS



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8. SITE PHOTOGRAPHS



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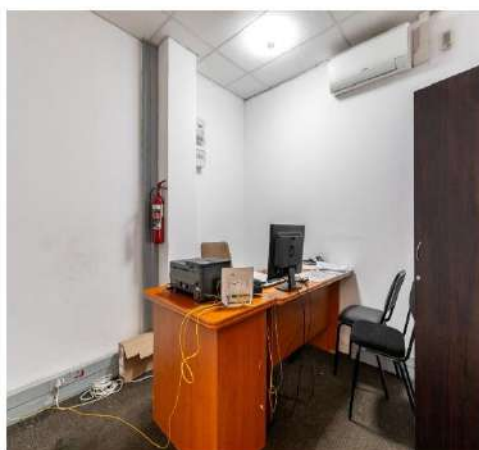
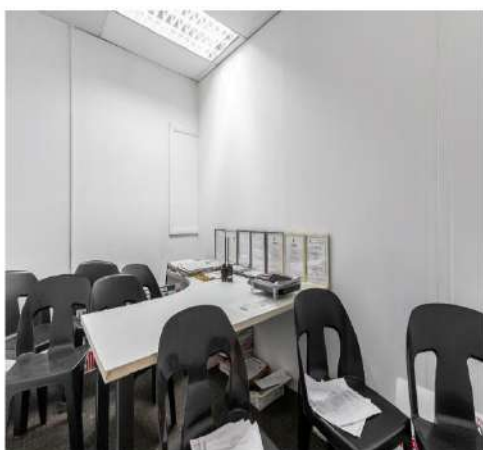
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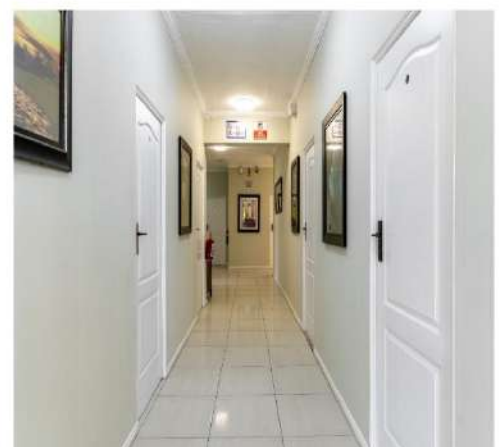
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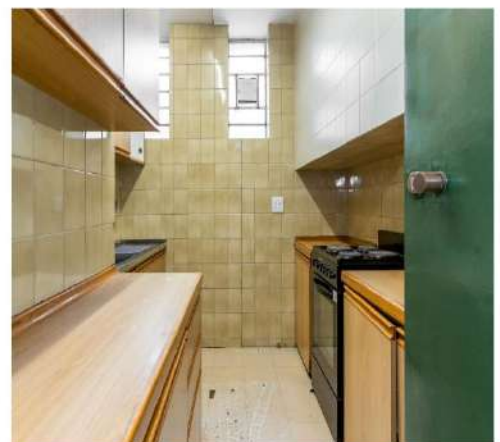
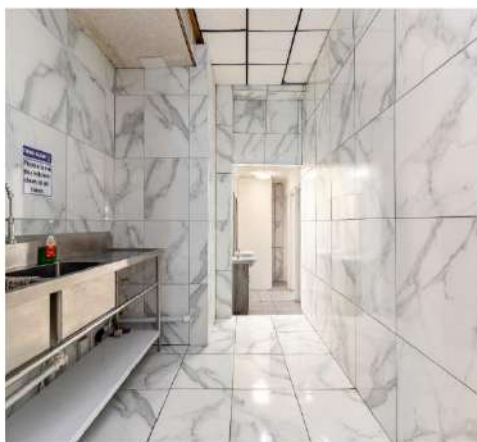
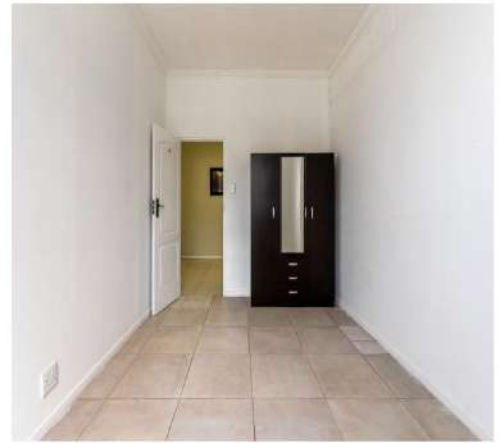
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Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

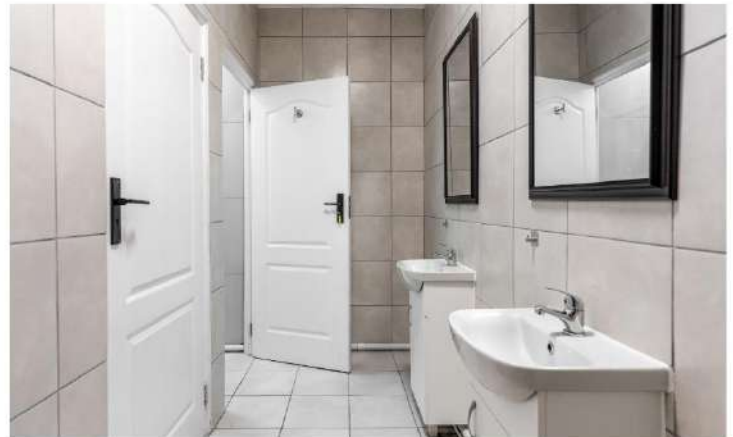
578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

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Income Producing Residential & Retail Property Parow, Cape Town, Western Cape



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9. MUNICIPAL ACCOUNT

Page 1 of 3



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Civic Centre
12 Hereng Boulevard 8001
PO Box 355 Cape Town 8000
VAT registration number
4500173497

Tax Invoice number 190010092452

Customer VAT registration number

Account number 234945718

Distribution code

Business partner number 1002991293



BEYOND 2000 TRUST
CARE OF: PAUL HEEVER
24 EKSTEEN STREET
LOEVENSTEIN
BELLVILLE
7530

Computer generated copy tax invoice

Tel: 081 010 3089
Tel: International calls +27 21 401 4701
E-mail: accounts@capetown.gov.za
Correspondence: Director : Revenue, P.O. Box 655,
Cape Town 8000
Web address: www.capetown.gov.za

Account summary as at 16/07/2025		Due date	11/08/2025
At 159 VOORTREKKER ROAD, GLENLILY / Et 7471			
Previous account balance			22013.45
Less payments (11/07/2025)	Thank you		30000.00-
Credit (a)			7986.55-
Latest account - see overleaf			43026.81
Current amount due (b)	Payable by 11/08/2025		43026.81
	Total (a) + (b)		35040.26
Total (a) + (b) above	35040.26		
Total liability	35040.26		



www.capetown.gov.za/ClimateChange

Please note:

- Payment options:
 - Debit orders: Call 0860 103 089 or visit a Customer Service Centre.
 - Internet payments: Visit www.Easypay.co.za or scan the QR code.
 - Electronic payments (EP): Select the City of Cape Town as a bank-listed beneficiary on your bank's website. Use only your nine-digit municipal account number as reference.
 - Direct deposit at Nedbank: Please present your account number 234945718 to the bank teller.
 - Cash, debit card, credit card and other: Please present your account to the cashier.
- Where the City incurs bank costs on any mode of payment, the City will recover such cost on the portion of the amount above R7000.00 per transaction per account number. The City absorbs such costs in respect of a single payment of R7000.00 and below.
- Interest will be charged on all amounts still outstanding after the due date.
- You may not withhold payment, even if you have submitted a query to the City concerning this account.
- Failure to pay could result in:
 - The City recovering debt overdue on the purchasing of pre-paid electricity.
 - your water and/or electricity supply being disconnected/restricted. Immediate reconnection of the supply after payment cannot be guaranteed. A disconnection fee will be charged and your deposit amount might be increased.
- Pay and renew your motor vehicle licence online: <https://eservices.capetown.gov.za/Myportal>

Pay points: City of Cape Town cash offices or the vendors below:











BEYOND 2000 TRUST



>>>> 915552349457187



Account number 234945718

Total due if not paid in cash 35040.26

Amount due if paid in cash 35040.20

Rounded down amount carried forward to next invoice 0.06

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Income Producing Residential & Retail Property Parow, Cape Town, Western Cape



Account details as at 16/07/2025		Account number	234945718
PROPERTY RATES (Period 19/06/2025 to 16/07/2025) 28 Days			
At 159 VOORTREKKER ROAD, GLENLILY / Erf 7471			
Business and commercial			
R From 19/06/2025 : R 9400000.00 @ 0.0155820 ÷ 365 x 12			4815.48
R From 01/07/2025 : R 9400000.00 @ 0.0168240 ÷ 365 x 16			6932.41
			11747.89
ELECTRICITY (Period 30/05/2025 to 27/06/2025 - 29 Days) (Actual reading)			
At 000159 VOORTREKKER RD, 159 VOORTREKKER ROAD, GLENLILY / Erf 7471			
Meter no: F93A531C7 / Consumption 4733.250 kWh / Daily average 163.216 kWh			
R Consumption charge: Commercial (Small Power User - High)			
(4733.250 kWh X R 2.6099)			12353.31
R Service charge			
(29 Days X R 91.9600)			2666.84
			15020.15
WATER (Period 12/06/2025 to 11/07/2025 - 30 Days) (Actual reading)			
At 159 VOORTREKKER ROAD, GLENLILY / Erf 7471			
Meter no: C-TJA3760 / Consumption 121.000 kl / Daily average 4.033 kl			
R From 12/06/2025 : Consumption charge (commercial)			
(76.633 kl X R 35.0700)			2687.53
R From 01/07/2025 : Consumption charge (commercial)			
(44.367 kl X R 37.8600)			1679.72
R Fixed Basic Charge (25mm - C-TJA3760) R 428.11 x 1			428.11
			4795.36
REFUSE (Period 19/06/2025 to 16/07/2025) 28 Days			
At 159 VOORTREKKER ROAD, GLENLILY / Erf 7471			
R Refuse charge (4 X 240BIN X 1 Removals)			853.20
			853.20
SEWERAGE (Period 12/06/2025 to 11/07/2025 - 30 Days) (Actual reading)			
At 159 VOORTREKKER ROAD, GLENLILY / Erf 7471			
R From 12/06/2025 : Disposal charge			
(72.802 kl X R 31.5100)			2293.98
R From 01/07/2025 : Disposal charge			
(42.148 kl X R 28.3000)			1192.80
R Fixed Basic Charge (25mm - C-TJA3760) R 307.73 x 1			307.73
			3794.51
IMPROVEMENT DISTRICT (Period 19/06/2025 to 16/07/2025) 28 Days			

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10. FLOOR LAYOUT

SIZE OF STUDIO ROOMS @ 159 Voortrekker Road Glen Lily	
Ground Floor Studios	
STUDIO NR:	Appox Area in Sq.M
1	14.68
2	12.87
3	13.36
4	14.69
5	16.12
6	20.8
7	11.10
8	10.00
First Floor studios	
	Approx. Area in Sq.m
1	15.9
2	11.75
3	11.62
4	10.75
5	8.60
6	14.85
7	8.91
8	12.53
9	9.94
10	9.50
11	14.25
12	13.52
13	14.04
14	12.10
15	12.79
16	10.97
17	12.31
18	14.43
19	11.1
20	8.26
21	8.48
22	8.32
23	10.24

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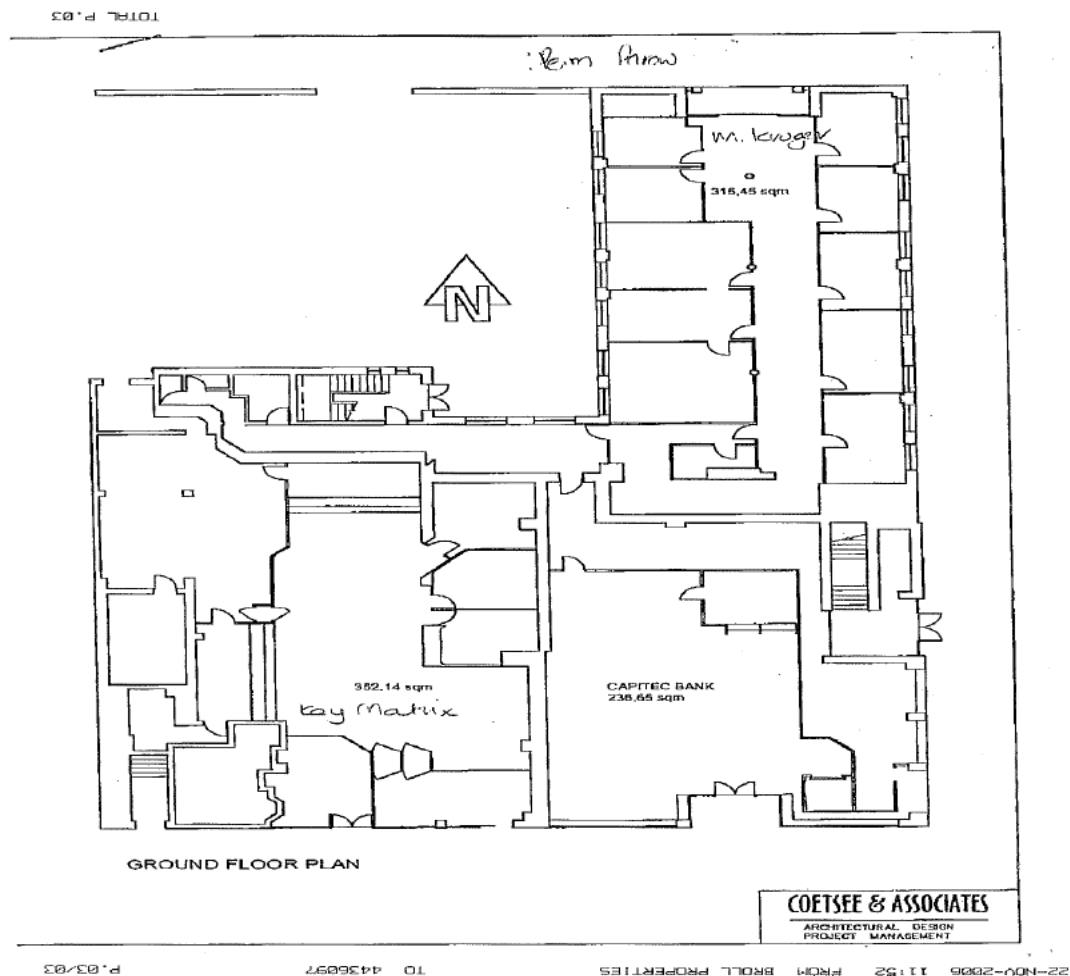
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11. FLOOR LAYOUT



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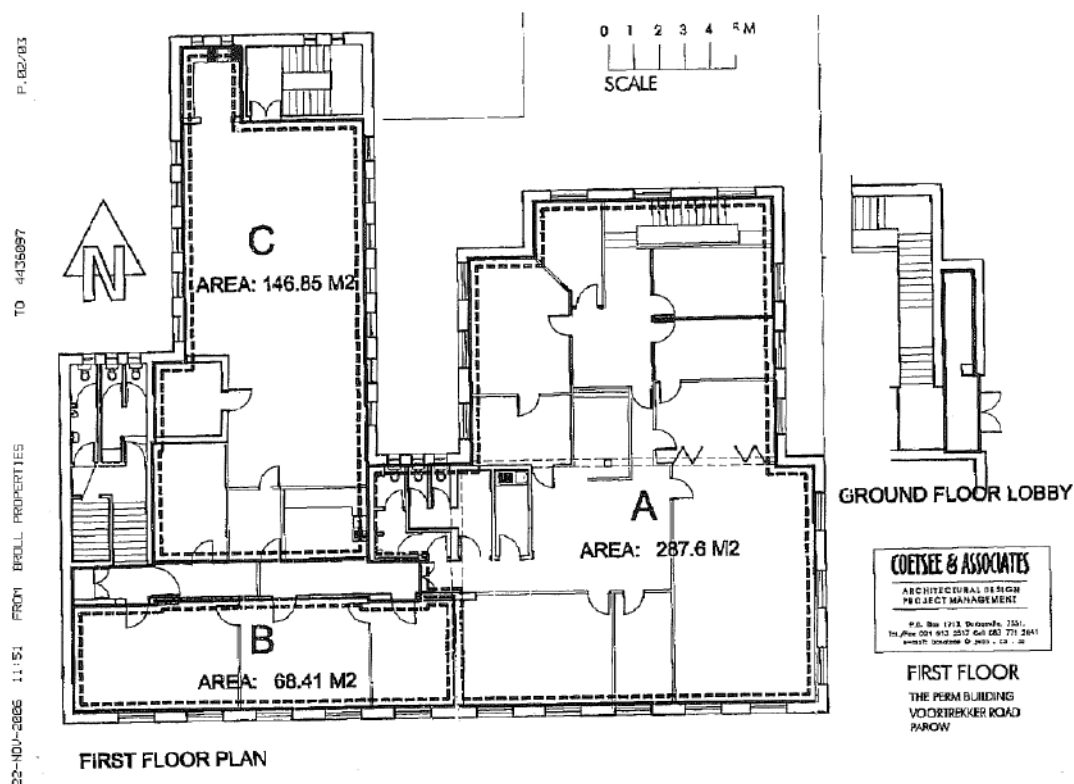
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12. CONDITION REPORT

Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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ADDITIONAL INFORMATION

A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser if required by the local authority. Neither the Seller nor the Auctioneer warrant vacant occupation.

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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