

PRESENTATION FOR SALE OF PROPERTY AND ASSETS

Presentation by



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1. Property Background

The property was bought by Mr. D.S. Strydom 17 years ago and was successfully converted from a home into a guesthouse by the owner together with his wife Mrs. E. Strydom and have accommodated a wide variety of guests and is still in business and doing well.

This dynamic husband and wife duo have seen to meeting their guests needs and providing a high standard level service and therefore have seen many of their guests return to their guesthouse on business trips.

“Woodpecker Guesthouse is situated in Middelburg centre area. We offer peace and tranquility after a long day. Here you can enjoy delicious breakfasts and dinner, because your host loves cooking. Secure parking is offered with a remote control to the gate. Each room has its own entrance, a bar fridge, tea and coffee facilities and we even welcome you with a sherry. We also have braai facilities.”

- Quoted from Woodpecker Guesthouse website -

Monthly turnover:

Average – R40,000.00

Highest – R90,000.00

Electricity:

Pre-paid

Rates & Taxes:

±R2,000.00 p/month

2. Property Description

Portion 1 of Erf 1114

Registration Division Mpumalanga

Extent: 1909m²

Held by Deed of Transfer: T142516/1999

Also known as

Woodpecker Guesthouse

80 Dr. Beyers Naudé Street

Middelburg, 1050

3. Fixtures on the property

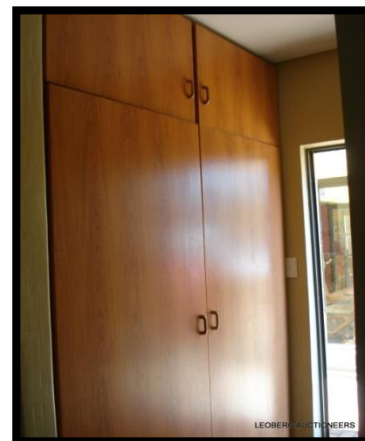
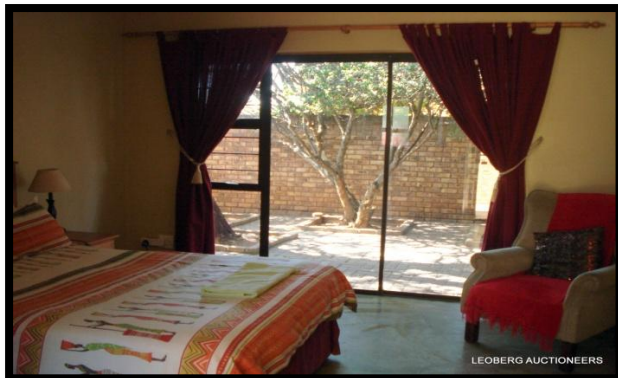
3.1 Reception / Office with entrance from parking area:



3.2 Accommodation consisting of:

- 3.2.1 6 Rooms (Sleeps 1 – 2)** each with en-suite bathrooms, ample cupboard space for longer stays, TV Unit, Coffee Corner and sliding door to garden with braais and garden benches.

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3.2.2 Self Catering Unit (Sleeps 3): Two Bedrooms, En-suite Bathroom, Kitchen, Large Cupboard and own door to garden with braais and garden benches:



3.2.3 Family Room (Sleeps 3): En-suite Bathroom with bath and shower.



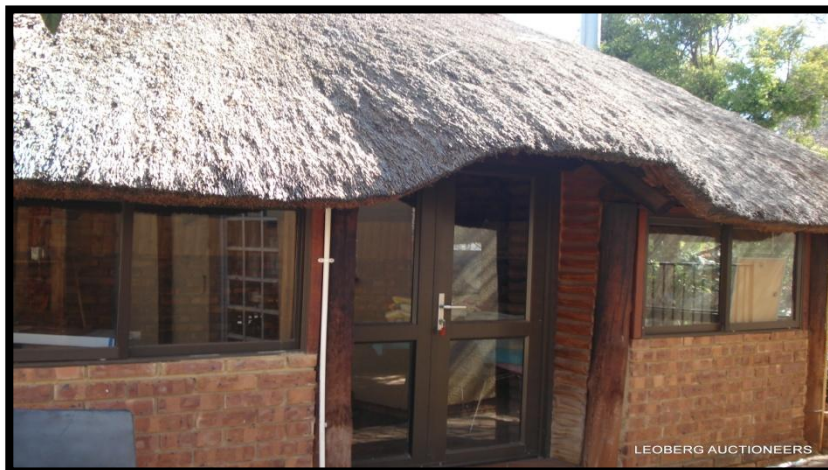
3.3 Facilities:

3.3.1 Ample Safe Parking:

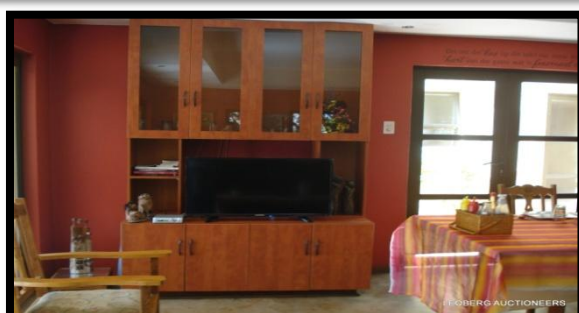


3.3.2 Laundry, Storeroom and Outside Toilet

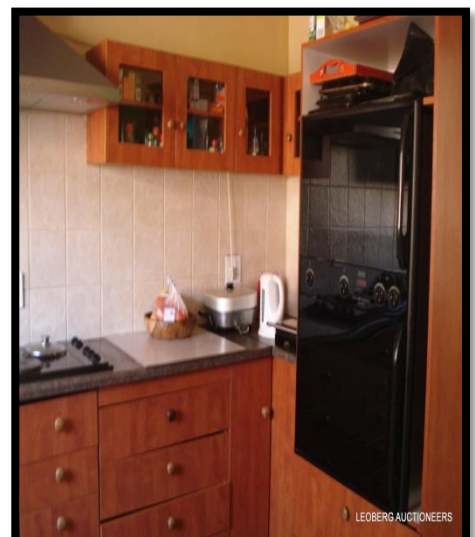
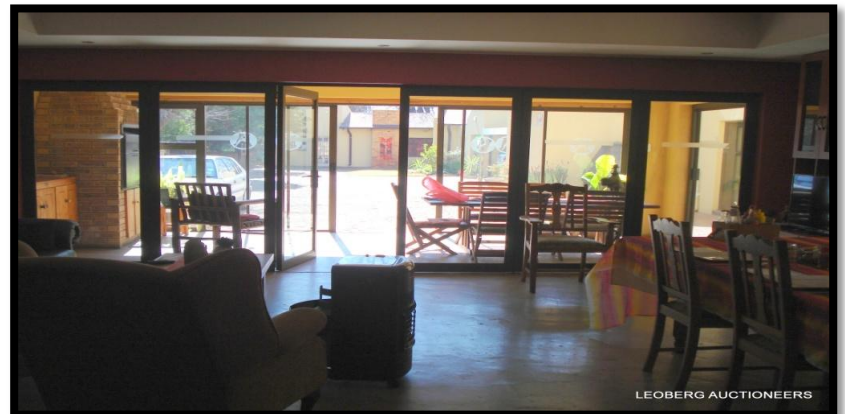
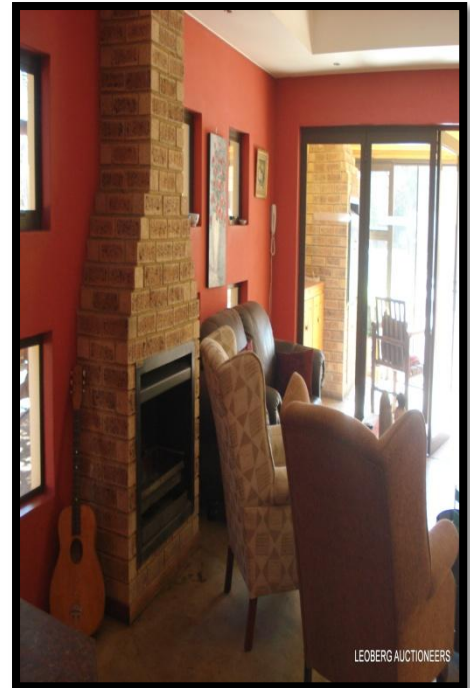
3.3.3 Lapa with built-in braai:



3.3.4 **Communal Area:** Sun Room, Built-in Braai, Dining Room /
Lounge and Fireplace, Fully equiped Kitchen and Sculery.

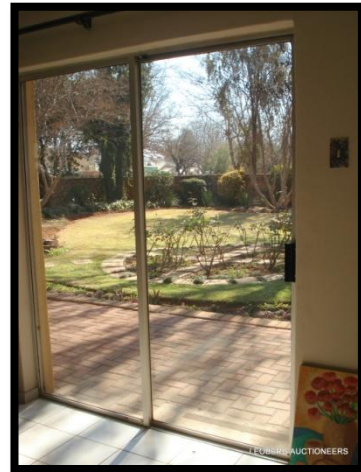


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3.4 Manager's Residence:

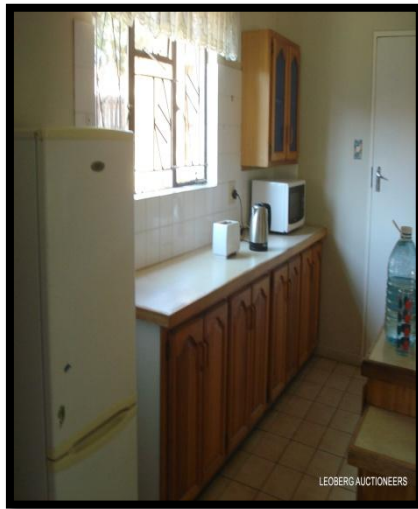
Dining Room with fireplace, entrance to reception office as well as sliding door to garden:



Lounge with fireplace:



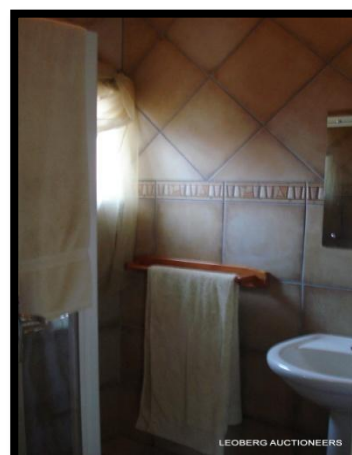
Kitchen, Breakfast Counter and Sculery:



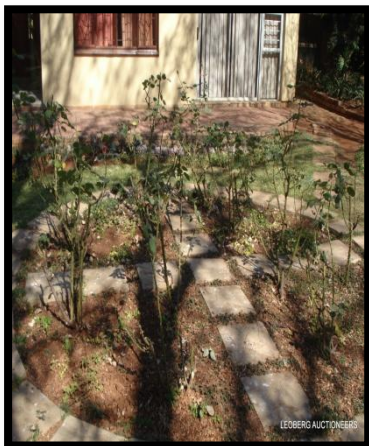
2x Bedrooms of which the main bedroom has mirror covered cupboard doors and a sliding door to garden:



Seperate Toilet and Bathroom



3.5 Garden



4. Items included in the sale

4.1 Rooms 1 and 2 (in each):

1 x Headboard and bedside tables
1 x TV
1 x Chair
1 x Single Couch

4.2 Rooms 3, 4 and 5 (in each):

2 x Single beds and 1 bedside table plus reading lamp
1 x TV
1 x Single Couch

4.3 The Suite (Room 6):

1 x Double bed
1 x Headboard and bedside tables
1 x TV and Bar Fridge
1 x Chair
1 x Loose boxtype chair

4.4 The Selfcatering Unit:

1 x Headboard and bedside tables
1 x Kettle plus mugs
1 x Table
2 x Single beds and 1 bedside table plus reading lamp
1 x KIC Fridge
1 x Logik Microwave Oven
1 x Tv with loose tv console
Cutlery and crockery

4.5 Garden Room (Family Room):

1 x Double bed
1 x Barfridge
1 x Headboard and bedside tables
1 x Desk
1 x Kettle plus mugs
1 x TV mounted to wall
1 x Wall Heater (mounted)

4.6 Communal Area:

1 x 2 Seater Leather Couch
1 x Gas Heater
1 x Microwave Oven
1 x Freezer and Fridge
Crockery and cutlery plus pots and pans
Wooden Table with four chairs

4.7 Laundry:

1 x Tumble Dryer
1 x Washing Machine

4.8 Owner's notes:

4.8.1 *Dining room table and chairs in Communal Area not included in sale.*

4.8.2 All beds have bedding and blankets.

4.8.3 All rooms have electric kettles and mugs.

4.8.4 Electric Panel Heaters in rooms.

4.8.5 Kitchens have eye level ovens plus stoves.

4.8.6 *No furniture in Manager's Residence included in sale.*

4.8.7 *No computers included in sale.*

4.8.8 Electric oil heater in Selfcatering Unit and Room 5.

4.8.9 Fans in 6 rooms.

4.8.10 Room 1 to 6 have built-in cupboards and a desk and tv console.

5. Amenities

Tertiary Institution – 0.30km

OK Shopping Centre – 0.30km

Filling Station – 0.35km

SAPS – 1.61km

6. Agent's Notes

The guesthouse can easily be taken over and run by its new owner and the Manager's Residence can also be leased out for extra income, if the purchaser so wishes, or the property can easily be converted into a commune to accommodate students studying at Nkangala.

The guesthouse is well managed and maintained and will truly be an investment to its new owner with endless possibilities.

Well worth it!