

Valuation Report



Report Details

| | |
|--------------|-------------------------|
| Report Date: | 2010/09/14 |
| Tracking #: | Consumer:20100914033241 |
| Report #: | 2524898 |
| User: | |

Property Details:

| | | | |
|------------------|------------|-------------------|---|
| Property Type: | FREEHOLD | GPS Coords: | LAT: 28.0775 LONG: -26.0388 [Street View] |
| Province: | GAUTENG | Municipality: | CITY OF JOHANNESBURG |
| Township: | SUNNYTOWN | Erf: | 001 |
| Portion: | 0 | | |
| Suburb: | SUNNYVILLE | Street: | SUNNY CRESCENT |
| Street Number: | 26 | Land Size: | 1324 |
| Last Sales Date: | 20020918 | Last Sales Price: | R 540,000 |

Owner Details

| | | | |
|-------------|------------------|-----------------------|---------------|
| Owner Name: | DWARF RED | Owner ID/ Reg Number: | 7000000000003 |
| Owner Name: | NEBULA HORSEHEAD | Owner ID/ Reg Number: | 7100000000005 |

Aerial Photograph:



Municipal Valuation:

| | | | |
|---------------|----------------|--------------------|------|
| Valuation: | 1580000 | Year of Valuation: | 2007 |
| Zoning/Usage: | RESIDENTIAL: A | | |

Automated Valuation Details:

| | | | |
|------------------|-------------|-----------------|-------------|
| Estimated Value: | R 1,430,000 | | |
| Safety Score: | 80% | Accuracy Score: | 83% |
| Estimated High: | R 1,670,000 | Estimated Low: | R 1,260,000 |

User Estimation Details:

No personal estimation details set.

Comparable Sales:

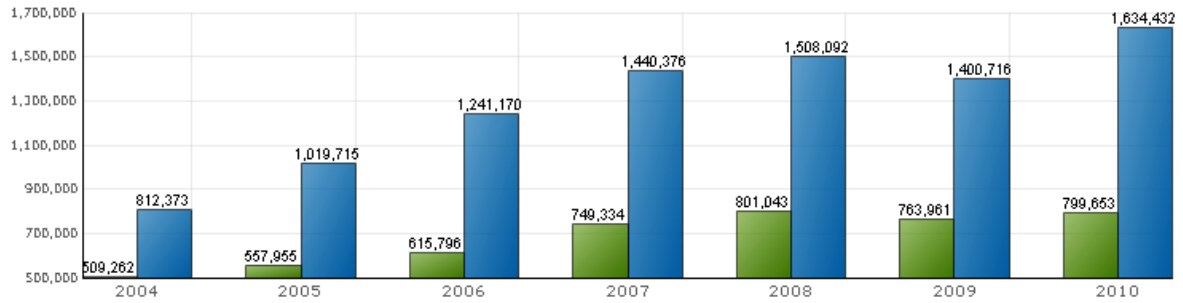


| # | Suburb | Erf | Portion | Sales Date | Transfer Date | Sales Price | Size (m2) | Distance |
|----|-----------|-----|---------|------------|---------------|-------------|-----------|----------|
| 1 | SUNNYTOWN | 218 | 0 | 20090928 | 20100430 | 1600000 | 1307 | 97 |
| 2 | SUNNYTOWN | 275 | 0 | 20081210 | 20090313 | 1750000 | 1303 | 126 |
| 3 | SUNNYTOWN | 267 | 0 | 20090527 | 20091125 | 1700000 | 1300 | 174 |
| 4 | SUNNYTOWN | 214 | 0 | 20100114 | 20100331 | 1500000 | 1205 | 187 |
| 5 | SUNNYTOWN | 166 | 0 | 20090701 | 20091203 | 1500000 | 1599 | 190 |
| 6 | SUNNYTOWN | 221 | 0 | 20090129 | 20090514 | 1850000 | 1612 | 195 |
| 7 | SUNNYTOWN | 168 | 0 | 20080206 | 20080519 | 1500000 | 1599 | 196 |
| 8 | SUNNYTOWN | 163 | 0 | 20091012 | 20100310 | 1500000 | 1598 | 212 |
| 9 | SUNNYTOWN | 191 | 0 | 20090312 | 20090630 | 1500000 | 1403 | 261 |
| 10 | SUNNYTOWN | 260 | 0 | 20080629 | 20081127 | 1900000 | 1272 | 266 |
| 11 | SUNNYTOWN | 259 | 0 | 20100308 | 20100818 | 1625000 | 1273 | 283 |
| 12 | SUNNYTOWN | 98 | 0 | 20090918 | 20100113 | 8600000 | 3771 | 284 |
| 13 | SUNNYTOWN | 158 | 0 | 20091006 | 20100113 | 800000 | 1650 | 303 |
| 14 | SUNNYTOWN | 158 | 0 | 20071122 | 20080513 | 1275000 | 1650 | 303 |
| 15 | SUNNYTOWN | 156 | 0 | 20071121 | 20080408 | 1625000 | 1652 | 351 |

Offer to purchase

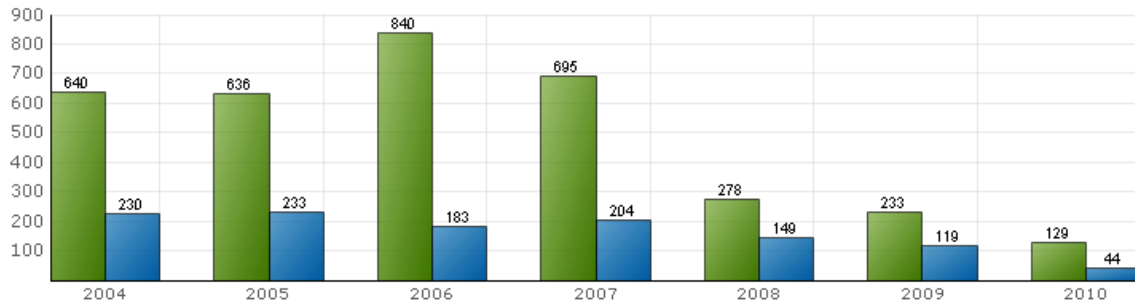
Suburb Trends:

Average Price



Sectional Schemes Freeholds

Sales Volume



Transfer History:

| Buyer | Seller | Reg Date | Purchase Date | Purchase Price | Title Deed No |
|------------------|--------------|----------|---------------|----------------|---------------|
| NEBULA HORSEHEAD | MINOR URSULA | 20021112 | 20020918 | 540000 | T157346/2002 |
| MINOR URSULA | MAJOR CANIS | 20010910 | 20010612 | 450000 | T99113/2001 |
| MAJOR CANIS | CENTURY BETA | 19950113 | 19941102 | 260000 | T2264/1995 |

Amenities:

| Type | Amenity | Distance |
|-----------------|---------|----------|
| Hospital/Clinic | Clinic | 6394.0 m |
| School | School | 6997.6 m |

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.

Explanatory notes and definitions

The **Estimated Value** is a statistically generated estimate of the value of the property based on information obtained from the Surveyor General, the Deeds Office, banks, estate agents and other sources. It should be seen as a guide to the value of the property only and should be used in conjunction with other factors – such as the extent of improvement or deterioration since the last sale – to determine the fair value of the property.

The **Safety Score** is the statistical probability that the property would sell for more than 90% of the estimated value. In simple terms, it is the probability that the estimated value is not an over-prediction.

The **Accuracy Score** is the statistical probability that the property would sell for within 20% of the estimated value. In simple terms, it is the probability that the estimated value is correct.

The **Expected High and Expected Low** are the statistically generated upper and lower bounds of the range within which the property is expected to transact. The range should be seen as a guide only and changes in the condition of the property or area should be taken into account.

The **Municipal Valuation Details** are the valuation details provided by the relevant municipality and represent the market value assessed for rates purposes as at the date of valuation.

The **Aerial/Satellite Imagery** obtained from both the relevant municipality (where available) and from Google. Both images offer zooming and panning functionality that enables users to examine the property and the area in detail. The municipal imagery offers measurement functionality that enables users to determine the distance between points or the area under roof. The municipal imagery also shows the location of the comparable sales referred to in the comparable sales and enables accurate comparative analysis.

The **Comparable Sales Table** shows the details of the 15 most relevant comparable sales and the Comparable Sales Map shows where these comparable sales are in relation to the subject property.

The **Suburb Trends** graphs show the average price and total volume of sales in the suburb by property type for the last 5 years.

The **Transfer History** shows the previous two transfers for the subject property.

The **Amenities listing** shows the closest amenities to the subject property including the suburb they are in and distance from the subject property.