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t/a



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FOR SALE : GREEN MEADOWS
STUDENT ACCOMMODATION IN POTCHEFSTROOM



Green Meadows is an affordable, luxurious and safe student lifestyle accommodation, with over 800 varying student apartments and guest houses, located near the North West University in Potchefstroom.

This fully equipped, upmarket student lifestyle estate is not only tailored for students, but also for young professionals of all walks of life. As a second home to its residents, it bridges the gap between home and the big wide world.



The estimated ROI makes this property a very attractive proposition as an asset class in any property portfolio.

Letting of student housing brings steady to high returns at relatively low risk where demand always exceeds supply.

This is a lucrative investment option with a proven track record of strength and resilience in times of economic uncertainty or fluctuations. The Covid-19 pandemic and recent economic recession prove this point of merit in full.

The student accommodation market will still mature in years to come, creating stable opportunity to diversify your portfolio and obtain a solid ROI.

By comparison to similar student housing developments in the market, the versatile and flexible design of Green Meadows Lifestyle Estate elevates it above comparable student housing developments.

Due to the versatile design of the apartments, it can seamlessly be re-purposed from student quarters to accommodate different categories of visitors or tenants, with a multitude of amenities to satisfy their needs.

Green Meadows is significantly lower priced than similar student accommodation in the surrounding area. Apart from it providing scope for future rental optimization,

it also ensures that available student apartments and guesthouses remain occupied with nominal vacancies.

Student apartments are easily converted to guest house apartments to accommodate different categories of occupants, etc. working professionals and visiting sport teams.

Continuous and focused marketing campaigns and events ensure guesthouses remain occupied.

By hosting and sponsoring big sporting events and functions, the Green Meadows brand is significantly promoted and marketed throughout the North West.

GREEN MEADOWS - GENERAL INFORMATION ABOUT ACCOMMODATION

(TOTAL OF 829 UNITS - CURRENTLY 758 TENANT & 71 GUESTHOUSE UNITS)

Application for accommodation can be done online or in person and opens in May every year for the following year and falls with the open day of NWU which is the first weekend of May.

An application fee of R750 is payable and non-refundable.

Damage & key deposit of R5,000 and two (2) months' rental (January & November) is payable in advance before occupation.

The lease period is 11 months and runs from 1 January to 30 November. The final rental payment is due on 1 October. All units are wi-fi ready, has provision for DStv and are fully furnished.

Strict code of conduct rules apply to all tenants.

NSFAS Accredited - NSFAS students are mostly residing in 8 dedicated blocks. However, a small % of NSFAS students are also occupying other units at Green Meadows.

GREEN MEADOWS - TENANT PROFILE (1,250 BEDS AVAILABLE)

Students attending North West University.

Students attending other local academic institutions, etc. Legal and Accounting articled clerks.

Corporate Students Tiger Brands Nestle SA.

Knight Piésold

Students studying online at national and international institutions.

Doctors doing their community year at local hospitals.



GREEN MEADOWS - BACHELOR UNITS

Bachelor Unit 420 Units Furnished 588 Beds

Super Bachelor Unit 60 Units Furnished 84 Beds



GREEN MEADOWS - 1 BEDROOM UNITS

1 Bedroom Standard Unit :

5 Units Furnished 5 Beds

1 Bedroom Super Deluxe Unit :

54 Units Furnished 76 Beds

1 Bedroom Deluxe Sharing Unit :

186 Units Furnished 286 Beds





GREEN MEADOWS - 2 BEDROOM UNITS

2 Bedroom Standard Unit :

72 Units Furnished 144 Beds

2 Bedroom Sharing Unit :

10 Units Furnished 20 Beds

2 Bedroom Large Unit :

11 Units Furnished 22 Beds

2 Bedroom Deluxe Unit :

8 Units Furnished 16 Beds



GREEN MEADOWS - 4 BEDROOM UNITS

4 Bedroom Unit

3 Units Furnished 12 Beds



GUEST HOUSE – GENERAL INFORMATION

71 Guest House Units available, but number fluctuating and depending on yearly student tenancy.

All units are fully equipped and guests have the option of bed only, bed and breakfast or self catering with varying rates.

Wi-Fi connections in all rooms and guests are issued with a token on arrival to log on.

All vacant apartments are fully furnished and let out on an overnight basis as guesthouse units.

Direct competition for Road Lodge, belonging to City Lodge Group, but with superior offerings.





GREEN MEADOWS - AVAILABLE GUEST HOUSE UNITS

Bachelor Unit :

36 Units 1 x Double Bed

Super Bachelor Unit :

13 Units 1 x Double Bed and 1 x single bed

1 Bedroom Deluxe Sharing Unit :

22 Units 1 x Double Bed



GREEN MEADOWS - GUEST HOUSE VISITORS

People/organisations making use of the guest houses include:

International sporting groups, etc. Korean & Austrian hockey teams participating in the women's junior hockey world cup tournament in Potchefstroom, staying for a total of 6 weeks during March/April 2022.

National sporting teams competing locally: netball, rugby, soccer, cricket, etc.

Tenants' or students' parents, friends and family visiting or attending special birthdays and occasions.



GREEN MEADOWS - GUEST HOUSE ADVERTISING PLATFORMS

www.greenmeadowsguesthouse.co.za www.afristay.com

www.booking.com www.facebook.com www.property24.com Google Ads

www.sa-venues.com www.travelground.com www.tripadvisor.co.za

www.lekkerslaap.co.za Facebook Ads Google Ads



GREEN MEADOWS - RECREATIONAL FACILITIES

Green Meadows boasts with the following recreational facilities that students, tenants or external guests can enjoy or utilise at their convenience:

Gym and Fitness Park

Media Study Centre

Squash Courts

Soccer Field

Indoor & Outdoor Swimming Pool

Private Lounge

Club House (Restaurant)

Conference Venue

Stage Performance

Netball Court

GREEN MEADOWS - MEDIA & STUDY CENTRE

The Study Centre is available for tenants, fitted with 60 cubicles and secured with biometric access.

6 Meeting Room facilities in the Study Centre is available for tenants to confer and deliberate, i.e. study groups, etc.

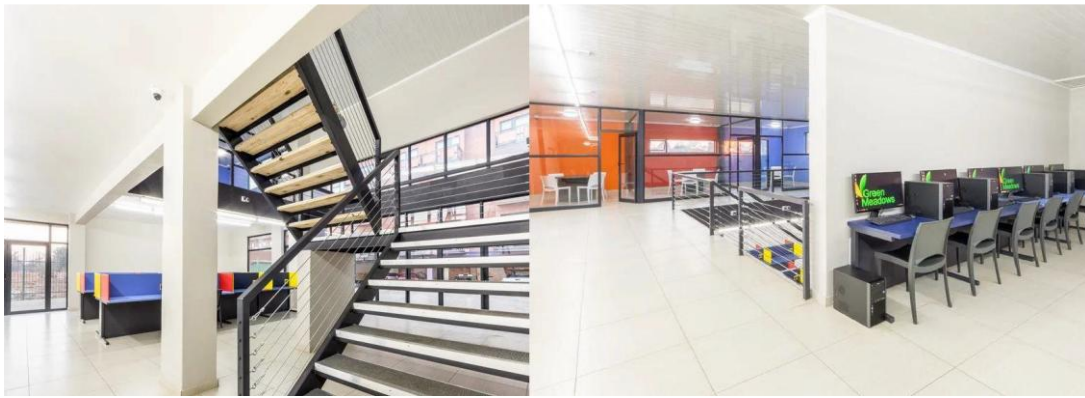
Green Meadows tenants who do not have access to personal computers may make use of the 6 computers in the Study Centre.

24/7 Free Wi-Fi

24/7 Token operated printing facilities. Printer working 100% the same as the NWU Potch machine.

The Study Centre is soundproof, double glazed and temperature controlled.





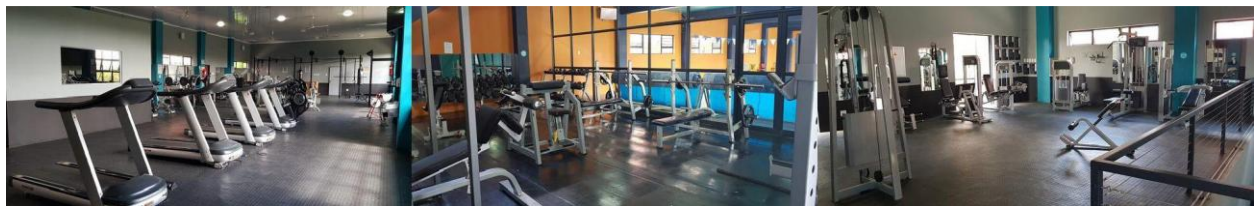
GREEN MEADOWS - GYM FACILITY

Gym is free for Green Meadows tenants.

Approximately 50 outbound clients generating extra income.

1 Personal trainer (not on Green Meadows payroll as billing is done directly to outbound clients.) Outbound clients are mandated to enroll with personal trainers.

Gym built on full specs of Virgin Active Gyms.



GREEN MEADOWS - FITNESS PARK

The idea was born and bred from the Sea Point Promenade in Cape Town. The facility was created before the fully fledged gym was built. An outdoor facility ideal for people practicing Calisthenics.



GREEN MEADOWS - SQUASH COURTS

The 2 squash courts are free to use for the tenants.

Once per annum a national tournament is hosted where all the national squash players compete for a trophy.

Squashbuddy.co.za is a specialist squash shop in Potchefstroom where gear can be purchased from.

GREEN MEADOWS - INDOOR & OUTDOOR SWIMMING POOL

Indoor and outdoor swimming pools are available for tenants at no cost.

The 20m indoor pool is used from time to time by the Potchefstroom Marlins Swim Academy for training.

The indoor and outdoor swimming pools are for tenants and their visitors to enjoy.



GREEN MEADOWS - SOCCER FIELD

The soccer field is free for tenants to use.

Every afternoon after 5 pm the tenants play soccer on the field.

During soccer season Green Meadows challenges other hostels and private accommodation providers in Potchefstroom to compete in a knock-out competition.

It is known as the Green Meadows Tournament which is usually played on a Saturday and they sponsor the prize money.



GREEN MEADOWS - PRIVATE LOUNGE

Fully Licensed. Stock full range of non-alcoholic and alcoholic beverages including imported champagne and locally produced House of BNG MCC (range of premium, luxurious and elegant Methode Cap Classique sparkling wines).

Private lounge is utilised for televised sporting events, wine tastings, Gin tastings, tenant birthday parties, external educational institution's graduation, etc.

On Friday evenings the event manager invites different male and female hostels on a rotational basis as visitors in possession of a real invite.

During University holidays the venue is available to external parties to hire.



GREEN MEADOWS - CLUBHOUSE (STUDENT RESTAURANT)

The restaurant has general student menu selling high quality foods, incl. burgers, ribs and chips at affordable prices.

2 stocked vending machines for tenants' convenience 24/7.

Easily accessible shop selling cigarettes, chocolates, crisps, cold drinks, etc.

2 Pool tables for tenants' enjoyment.



GREEN MEADOWS - EVENTS

Varsity Cup rugby on big screen and outdoor televisions.

Ad-hoc functions related to NWU, e.g. Student Council, Big Prims applicable to their Academic institution such as Potch Academy.

International soccer and rugby matches screened on big screen.

Official sponsor for week-long event of Big Prims held at the Amphitheatre at NWU.

Green Meadows has an indefinite contract and runs an extensive marketing campaign on NWU campus for the week.

Every Friday from 2 pm wine and gin tastings are held during university term.

National Braai Day is celebrated with a competition and prize money sponsored by Green Meadows.

Green Meadows tenant Mohammed Banji was part of the NWU cycling team and Green Meadows sponsored the NWU team's outfit.

GREEN MEADOWS STAGE PERFORMANCES

On Friday afternoons after 5 pm this is a platform for upcoming artists to showcase their talent.

Green Meadows Fashion and Super Cars Event is hosted during September with the panel of judges including Rochelle Oosthuizen (Kryolan Make-up group), Johan Ungerer (Opulent Models) and Boity Thulo (BT Signature Beverages).

A small memorial plate was erected at the stage with the name "Upstairs", a restaurant and grill in Stellenbosch, where well known South African Singer, Theuns Jordaan, had his first paid performance.

GREEN MEADOWS - CONFERENCE VENUE

There are two conference rooms available to hire 50m² that can accommodate 10 people.

120m² that can accommodate 30 people.

Equipment hire is available on an a-la-carte basis where you pay for what you will be using.

Good quality food can be ordered from the student restaurant and enjoyed in a park-like setting or under roof deck.



GREEN MEADOWS FACILITY INFRASTRUCTURE AND SERVICES

Green Meadows is equipped with the following facilities and services which support day-to-day living on the Estate:

Shuttles	Laundromat
Parking	Water Treatment System
General Maintenance	Inspections
Solar System	Security
Wi Fi	Braai Areas
Tenant App	Soft Services
Offices	Micro billing of electricity via e-wallet platform

GREEN MEADOWS - SECURITY

Strict security measures apply.

Electric fencing around perimeter of property Access controlled gate and beams. Visitors to be personally collected at main gate.

Biometric access at main entrance, main exit and individual apartment blocks.

400 security cameras all around the property and monitored in control room Panic button in every unit connected directly to the control room.



GREEN MEADOWS – SHUTTLE

2 x 22 Seater Sprinter with dedicated drivers.

14-Seater Toyota Quantum with dedicated driver.

After hours residents make use of Potch Bolt which is a private uber.

Fixed routes to academic campuses and malls.

Airport shuttle available to Lanseria International and OR Tambo International Airports.

GREEN MEADOWS - WI-FI

Dedicated Wi-Fi connection in each unit with Rain modem.

Tenants pay extra individually for Wi-Fi in their units and directly sign up with WASP.

Enables students to sign in online on various available packages Green Meadows installed the pipes, infrastructure & conduits.

Current speed and connectivity quality satisfies even the gamers using Wi-Fi Outbound WASP supplier's contract running month to month and covers their fibre infrastructure.

Tenants alternatively have the option of wireless suppliers, etc. Evotel, Rain and Herotel.

GREEN MEADOWS - LAUNDROMAT

Card-operated laundromat on premises for tenants' use only. Pay via smartphone (using Zapper mobile app) or tap laundry card Operational 24/7.

Laundromat consists of 10 Speed queen Washing machines and 10 Speed queen Clothes dryers.

Self-service is R40 per wash and R40 per dry per load.

Full service is available @ R130 per 8kg load (wash, dry, iron).

GREEN MEADOWS - BRAAI AREAS

Braai facilities are supplied in the park area surrounding the Residential blocks.

There is one brick braai located at the end of each block totalling 27 Braais.

These facilities are freely available to tenants.

There is one undercover braai and separate spit braai with seating outside the clubhouse that is utilised during events.

The cleaners clean the braais 6 days a week.

To make student life more convenient wood, charcoal and briquettes are sold at the Clubhouse.



GREEN MEADOWS - PARKING

Dedicated parking is available to tenants.

688 undercover parking bays are located on the ground floor below the apartments.

73 undercover parking bays are available inside the premises as well as 58 open parking bays located in various locations on the property.

2 Parking spaces are dedicated to the office and 20 drop and go parking spaces for tenants and/or visitors.

52 dedicated, fenced, beamed and secure visitors parking bays are available at the main gate entrance next to the security control room for noise control application.

The parking is not included in the monthly rental of the units. Annual parking is R2,400 per car per year and payable in advance.



GREEN MEADOWS - MUNICIPAL & SOLAR ELECTRICITY

Electricity is sold via the Smart Matter e-wallet platform and billed to the tenant's e-wallet on a daily basis. Electricity is not included in rental charges.

Cold water consumption is included in the monthly rental .

Hot water usage is billed via the e-wallet platform @ 15c per litre.

Sizable solar system installed - 1504 Canadian Solar 550Wp solar panels for total installed capacity of 828kWp and Energy Storage system with total capacity of 1.4MWh.

There is a back-up generator to sustain power to the Study and Media Centre during power outages.

GREEN MEADOWS - WATER TREATMENT SYSTEM

World class water treatment system designed by water chemists and engineers.

Water supplied by the municipality is very hard with the effect that the elements of the geysers are calcified.

To address the above problem IWT installed a system that softens water The softened water is stored in a 250 000ℓ Aqua Dam.

A specialised pressure pump is in place to put sufficient pressure behind the water flowing from the aqua dam to all apartments, ensuring sufficient water pressure for all tenants.

GREEN MEADOWS - INCOMING AND OUTGOING INSPECTIONS

Red Rabbit is a cloud-based app used for inspections.

All inspections are scheduled on the app with the tenant.

It makes provision for every item's current condition in the unit to be recorded, with toggle buttons that best describe the condition.

Actions that might be required will be captured, etc. clean, repair, replace Photo's can be added to support comments, where required.

On completion the inspection is reviewed and signed with the tenant.

GREEN MEADOWS - SOFT SERVICES: CLEANING, GARDENING & REFUSE REMOVAL

There is a staff complement of 23 dedicated cleaners for the cleaning of the tenant's units once per week which is included in the rental amount.

There is a staff complement of 3 dedicated cleaners for the cleaning of the guesthouse units.

Green Meadows has 5 permanent gardeners to maintain the property in a clean and tidy condition.

The gardens are fitted with an automated irrigation system that is fed by two consistent boreholes All cleaning and gardening equipment, tools and machinery are supplied by Green Meadows.

Green Meadows has its own refuse removal truck on the premises and removes refuse on a daily basis. Undercover, dedicated wheelie bins per block are emptied 6 days a week.

GREEN MEADOWS - GENERAL MAINTENANCE

The maintenance team consists of:

General handyman Plumbers Electricians IT and Fibre technologists

GREEN MEADOWS - OFFICE

Reception area

5 Offices

Boardroom



PRICING AND VALUATION OF GREEN MEADOWS LIFESTYLE ESTATE - BASIC RULES OF ENGAGEMENT

This is a private treaty sale.

Potential buyers will be pre-selected and no open tender process is followed.

Financial, valuation information and conditions of sale, as well as a detailed presentation pack, will be shared with potential buyers after a pre-arranged in-depth presentation and site walk down, and once an NDA has been signed by all parties.

A minimum 9.00% capitalization rate (Cap rate) is used to determine the current value of future earnings. This rate was provided by appraisers (SVR Quantity Surveyors), and is aligned with the industry, location and condition of the property, taking all underlying industry and business risks into account. The Cap rate / yield reflects the current ideal return for the business.

The Green Meadows property is divided into sectional titles, and each sectional title represents a unit/flat or multiple blocks of units/flats. Buyers will have the opportunity of acquiring a block of units (sectional title), or multiple blocks of units (sectional titles).

Existing student lease agreements remain legally binding. The new owner must honour current tenancies until they expire.

Security deposits held by the Seller will be transferred to the new owner as part of the sale.

The new owner is responsible for sectional title levies to cover insurance, security, and the general upkeep of all common areas.

The Seller will continue to manage the blocks / sectional titles on behalf of the new owner, including being responsible for collection of rent from the tenants, and payment of equivalent rental expenses.

As part of this managing agent role, the Seller will handle specialized student needs, such as vetting of student tenants, managing NSFAS accreditation, and enforcing house rules regarding noise and property damage.

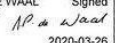
In this event the Seller is willing to provide a guaranteed Net Rental Income before Tax, Finance and Depreciation costs (EBITDA) – the net rental income value will be agreed in advance and is in turn reliant on the agreed capitalization rate / yield that is negotiated upfront.

The selling price is negotiable, and will take the financial conditions described above into account. Further explanation will be provided by the Seller in the initiation meeting.

Both parties must comply with the necessary Tax and FICA requirements for clearance and identity verification.

The Seller is responsible for settling all outstanding municipal rates and taxes pertaining to the Sectional Titles before the transfer of ownership can occur.

The Buyer is required to provide the Seller with a letter of comfort from their bank/financial institution, for proof of the necessary financial support/available funding for the sales transaction.

				SHEET 4 OF 4 SHEETS		S.G. No. D 15/2020	
				AMENDING SECTIONAL PLAN OF EXTENSION OF THE SCHEME (and affects sectional plan S.G. No. D520/2015; SS1087/2015).		Approved  for Surveyor-General	2020-06-05 Date
SECTION No.	DOOR No.	FLOOR AREAS (square metres)	PARTICIPATION QUOTA PERCENTAGES	SECTION No.	DOOR No.	FLOOR AREAS (square metres)	PARTICIPATION QUOTA PERCENTAGES
1	101	39	0,1365	42	2718	39	0,1366
2	102	39	0,1365	43	2719	39	0,1366
3	103	39	0,1365	44	2720	39	0,1366
4	104	48	0,1681	45	2721	39	0,1366
5	105	48	0,1681	46	2722	48	0,1681
6	106	39	0,1365	47	2723	48	0,1681
7	107	39	0,1365	48	2724	39	0,1366
8	108	39	0,1365	49		486	1,7017
9	2701	39	0,1365	50		486	1,7017
10	2702	39	0,1365	51		1219	4,2684
11	2703	39	0,1365	52		1359	4,7586
12	2704	39	0,1365	53		1355	4,7446
13	2705	39	0,1365	54		1203	4,2123
14	2706	48	0,1681	55		1311	4,5605
15	2707	48	0,1681	56		1313	4,5975
16	2708	39	0,1365	57		1318	4,6150
17	109	39	0,1365	58		1291	4,5205
18	110	39	0,1365	59		1291	4,5205
19	111	39	0,1365	60		1269	4,4434
20	112	48	0,1681	61		1273	4,4574
21	113	48	0,1681	62		1261	4,4154
22	114	39	0,1365	63		1287	4,5065
23	115	39	0,1365	64		1287	4,5065
24	116	39	0,1365	65		1287	4,5065
25	117	39	0,1366	66		1260	4,4119
26	118	39	0,1366	67		1258	4,4049
27	119	39	0,1366	68		1256	4,3979
28	120	48	0,1681	69		1257	4,4014
29	121	48	0,1681	70		1252	4,3839
30	122	39	0,1366	TOTAL		28559	100,0000
31	123	39	0,1366				
32	124	39	0,1366				
33	2709	39	0,1366				
34	2710	39	0,1366				
35	2711	39	0,1366				
36	2712	39	0,1366				
37	2713	39	0,1366				
38	2714	48	0,1681				
39	2715	48	0,1681				
40	2716	39	0,1366				
41	2717	39	0,1366				
LAND SURVEYOR S.P. DE WAAL 14 PRES. STEYN AVENUE BLOEMFONTEIN 9301		Signed  2020-03-26 Date	NOTES:				GREEN MEADOWS DRAWING TITLE: Participation quota schedule