

BISHO & KING WILLIAMS TOWN MULTI-PROPERTY INVESTMENT **AUCTION**

DRAFT INVESTOR'S PACK
AWAITING FINAL APPROVAL
FROM REGISTERED VALUER

INVESTOR'S PACK



Prepared By



PROPERTIES

3 LOTS | 6 PROPERTIES

TIMED ONLINE AUCTION

15 September 2026 @ 10h00 Closing 16 September @ 10h00

Bisho & King Williams Town, Eastern Cape



www.riley.africa |

011 440 5663 or

063 691 9756 |

properties@rileyauctions.co.za / admin@rileyauctions.co.za

TABLE OF CONTENTS

Investments At A Glance.....	2
Important Auction Information.....	3
LOT 1 Description.....	4
Lot 1 Photo Gallery.....	5
LOT 2 Description.....	6
Lot 2 Photo Gallery.....	7
LOT 3 Description.....	8
Lot 3 Photo Gallery.....	9
Auction Terms and Conditions.....	10

DRAFT INVESTOR'S PACK
AWAITING FINAL APPROVAL
FROM REGISTERED VALUER



DOCUMENTS AVAILABLE ON REQUEST

- Title Deeds
- Windeeds
- Building Plans
- Municipal Accounts
- How To Register
- Conditions Of Sale
- Offer To Purchase

Available to download at www.riley.africa or on request to properties@rileyauctions.co.za

RILEY AUCTIONEERS (PTY) LTD Registration No: 2008/000180/07
Registered with the PPRA. Holder of Section 54(1)(a) Trust Account.

Head Office:

Unit 12A, 3 Berkswell Road, Bramely, Johannesburg, 2090, South Africa Tel:
+27 11 440 5663

The rules of auction are available at <https://www.riley.africa> and on request to properties@rileyauctions.co.za. The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated.

RILEY AUCTIONEERS (PTY) LTD Registration No: 2008/000180/07

INVESTMENTS AT A GLANCE

	LOT 1	LOT 2	LOT 3
Property	<u>25 Mafani Road</u>	<u>Cambridge & Thomas Road</u> <u>KWT Portfolio</u>	<u>12 Shaw Road</u>
Location	Bisho	King Williams Town, Central	King Williams Town, Kaffrarian Heights
Asset Type	11-Unit Residential Income	4-Property Income Portfolio	Heritage / Lifestyle Residence
Units	11	15+ & 1 Warehouse	4 Bedrooms
Current Monthly Income	R28,100	R55,100	—
Potential Monthly Income	Upside to be assessed	R68,100	—
Opening Bid	R2.0m	R3.5m	R1.5m
Current Gross Yield	13.49%	13.22%	N/A
Investment Theme	Income + rental optimisation	Income + activation + consolidation	Scarcity + heritage + ownership

IMPORTANT AUCTION INFORMATION

Riley Auctioneers (Pty) Ltd T/A Riley Auctions Africa is pleased to present this multi-property investment opportunity to acquire two income generating properties in Bisho and King Williams Town, and a deep heritage property in the prominent Kaffrarian Heights in King Williams Town. These properties are being offered through a structured Timed Online Auction, providing investors with the avenue to participate in the acquisition process from the comfort of their offices or homes.

The Timed Online Auction will be held on the 15 September 2026 at 10:00. Registrations will begin at 09:00 on the 25 August 2026 till 10:00 on 15 September 2026.

In order to register to bid, please ensure that you send the following documents to properties@rileyauctions.co.za. You may also register online at www.riley.africa

•**Registration deposit of R10 000 payable either by EFT or Credit (Refundable upon unsuccessful bidding within 10 Business days)**

- ID Book
- Proof of Residence
- Letter of authority to sign on behalf of a juristic entity

The highest bidder on the auction day will pay a deposit of 16.5% (5% deposit, 10% buyer's premium + Vat) by EFT into our Trust account immediately. The balance of the purchase price will be secured by the Purchaser within 45 (forty-five) business days of acceptance of the offer.

In the event that a cash deposit is made, the Depositor will be liable for the bank charges relating to that transaction.

Only the highest bid achieved at the auction will be submitted to the Seller for acceptance and no counter offers will be considered during the confirmation period.

DISCLAIMER: Whilst reasonable precautions have been taken in compiling the information contained in this document, neither the seller nor the Auctioneer shall be liable for any loss, damage or expense whatsoever or howsoever caused, arising from reliance on any information provided, nor do they guarantee the completeness or accuracy thereof, the duty at all times resting on the Purchaser to conduct its own due diligence inspections relating to the property/ies referred to herein in order to verify the information reflected, and the purchaser's participation in any auction or private treaty sale based upon such information shall be entirely at its own risk and in acceptance of the foregoing.

Property Description

LOT 1: 25 MAFANI ROAD, BISHO

DRAFT INVESTOR'S PACK
AWAITING FINAL APPROVAL
FROM REGISTERED VALUER

Erf: 2702

Township: Bisho

Land Extent: 891 m²

Site Improvements: ± 600m²

GPS Co-ordinates: -32.842935 / 27.439976

Title Deed Information

Title Deed No: T10620/2021

Registered Owner: NONTSO AFIKA SIBULELE & STEMELE
SIKELELWA LULUTHO

VAT Status: Non-Vatable Transaction

Property At A Glance

Gross Yield 13,49%

Zoning: Residential

Units: 11

Current Rental: R28 100/month

Annual Gross Rental: R337 200

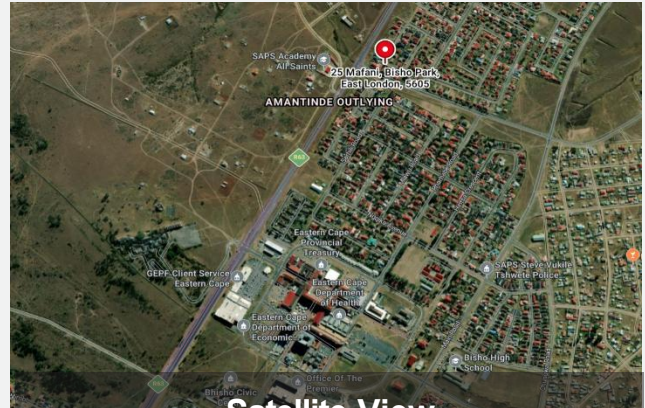
Opening Bid: R2 000 000

PHOTO GALLERY – LOT 1

DRAFT INVESTOR'S PACK
AWAITING FINAL APPROVAL
FROM REGISTERED VALUER



Front Aerial View



Satellite View



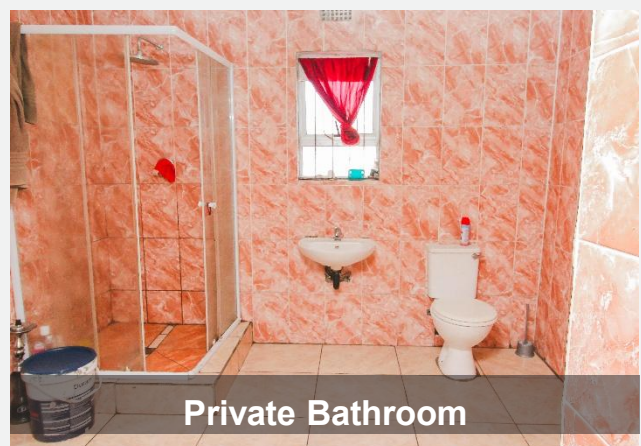
Rear Aerial View



Parking Bays



Unit Layout



Private Bathroom

Property Description

LOT 2: 4 PROPERTY PORTFOLIO, CENTRAL KING WILLIAMS TOWN

DRAFT INVESTOR'S PACK
AWAITING FINAL APPROVAL
FROM REGISTERED VALUER

Erf: 1931, 1998, 1990, 1991

Township: King Williams Town

Land Extent: 2 236 m²

Site Improvements: ± 1800m²

GPS Co-ordinates: --32.889239 / 27.396864

Title Deed Information

Title Deed No: T2711/2011

Registered Owner: ODUNUGA ADEKUNLE OLATUNDE

VAT Status: Non-Vatable Transaction

Property At A Glance

Gross Yield 13,22%

Zoning: Residential & Commercial

Units: ± 15 + 1 Warehouse

Current Rental: R55 100/month

Annual Gross Rental: R661 200

Opening Bid: R3 500 000

PHOTO GALLERY – LOT 2

DRAFT INVESTOR'S PACK
AWAITING FINAL APPROVAL
FROM REGISTERED VALUER



Front Aerial View



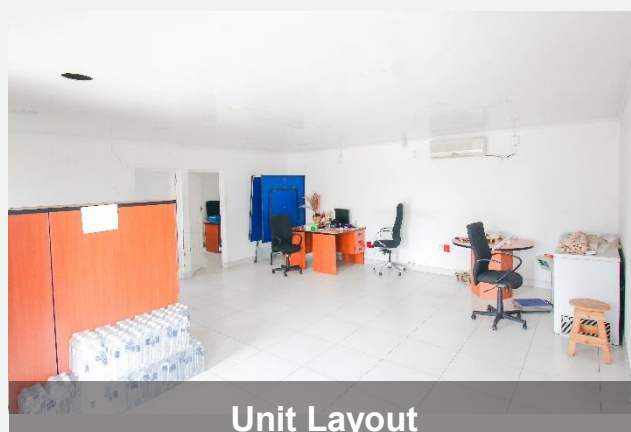
Satellite View



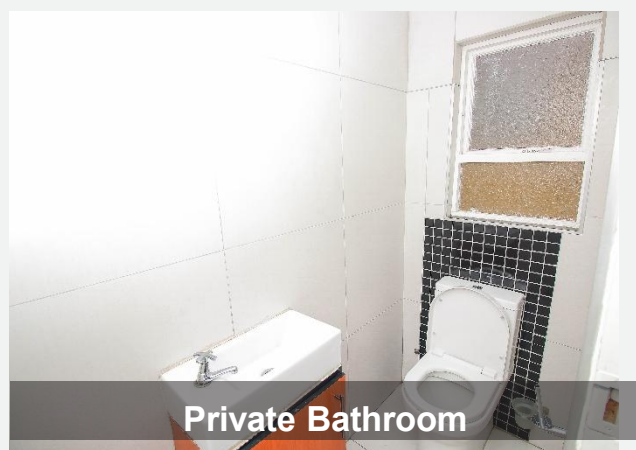
Rear Aerial View



Parking Bays



Unit Layout



Private Bathroom

Property Description

LOT 3: 12 SHAW ROAD, KAFFRARIAN HEIGHTS, KING WILLIAMS TOWN

DRAFT INVESTOR'S PACK
AWAITING FINAL APPROVAL
FROM REGISTERED VALUER

Erf: 3380

Township: King Williams Town

Land Extent: 1622 m²

Site Improvements: ± 1000m²

GPS Co-ordinates: --32.869130 / 27.410230

Title Deed Information

Title Deed No: T887/2009

Registered Owner: ODUNUGA ADEKUNLE OLATUNDE

VAT Status: Non-Vatable Transaction

Property At A Glance

Zoning: Residential

Units: 4 Bedrooms

Current Rental:

Annual Gross Rental:

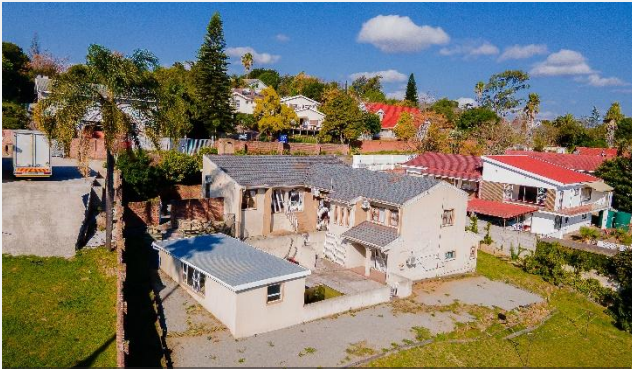
Opening Bid: R1 500 000

PHOTO GALLERY – LOT 3

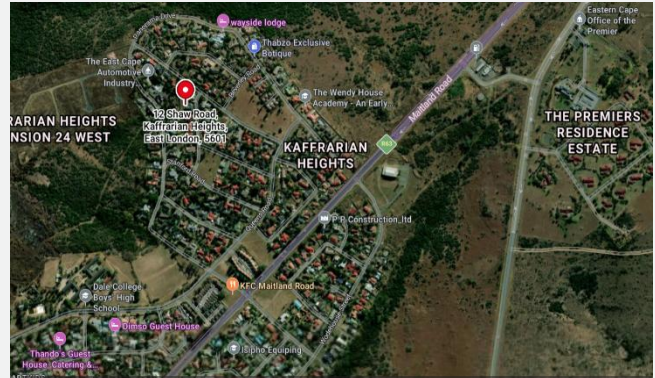
LANDMARK RESIDENCE

DRAFT INVESTOR'S PACK
AWAITING FINAL APPROVAL
FROM REGISTERED VALUER

Former home of Ciskei President Chief Lennox L. Sebe.



Front Aerial View



Satellite View



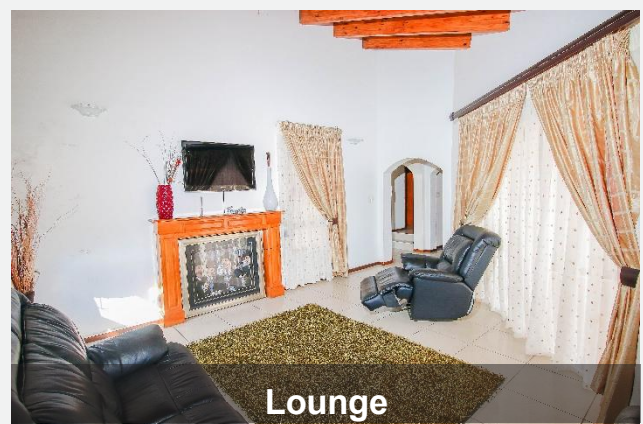
Rear Aerial View



Front Entrance



Living Room 1



Lounge

L.L. Sebe served as Chief Minister of Ciskei from 1973 to 1981 and as its first and only President from 1981 to 1990 after the territory was granted nominal “independence” by the apartheid government.

TERMS AND CONDITIONS

- 5% Deposit excl. VAT
- 10% Commission plus VAT
- 5 Business Day Acceptance Period
- 45 Business Days for delivery of Guarantees
- Seller to Settle all Arrear Levies, Rates and Taxes
- Seller Responsible for all Compliance Certificates including Electrical Certificate of Compliance
- Possession and Occupation on Transfer
- The property is presently held under the same erf as the shopping centre and hotel. A formal subdivision process is currently in progress and is expected to be finalized by the end of June 2026. The property being offered is the portion reflected in orange on the attached plan and remains subject to the successful completion and registration of the subdivision.

CONTACT PERSON

DRAFT INVESTOR'S PACK
AWAITING FINAL APPROVAL
FROM REGISTERED VALUER



Makabongwe Mpambani

**Business Development Manager -
Properties**

☎ +27 63 691 9756

✉ properties@rileyauctions.co.za

🌐 www.riley.africa

📍 South Africa