

# THE NICKELODEAN CAROUSEL

Sun International Registered Property  
North West | Gauteng | 582 814 ha  
SALE OPPORTUNITY

Sun

International



Galetti

CORPORATE  
REAL ESTATE





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# PORTFOLIO OVERVIEW

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## OPPORTUNITY ANALYSIS

The Carousel was one of South Africa's oldest and most popular casinos and entertainment centres. Opened in 1991 in the former Bophuthatswana, the casino created 100's of millionaires during its operations. The site which stands on the South Western edge of the Moreletta Local Municipality, approximately 50km from Pretoria, is now available for sale.

The land, which spans in excess of 583 Ha, is broken up into three different portions; a vacant land site, a casino and hotel site and a residential and game farm site. All three offering different re-development opportunities.

Considering the Location, which is adjacent to the N1 national route and has access through the R101 Old Warmbath provincial road, the site is ideally located to for multiple uses.

ADDRESS	Farm 91 Boschplaats, North West
ERF	61
ERF Split	Portion 6 – Land Portion 7 - Hotel & Casino Portion 8 – Residential & Game Farm
Total ERF Size	583 ha
Total GLA	Approx 86 959m <sup>2</sup>
Registered Seller	Sun International (SA) (Proprietary) LTD
Title Deed Number	T156656/2003
Registration Date	11/20/2003
Municipal Area	Moreletta Local Municipality





# PORTFOLIO OVERVIEW

MUNICIPAL VALUATION

**R529 000 000**



**PORTION 6**

111 Ha

**PORTION 7**

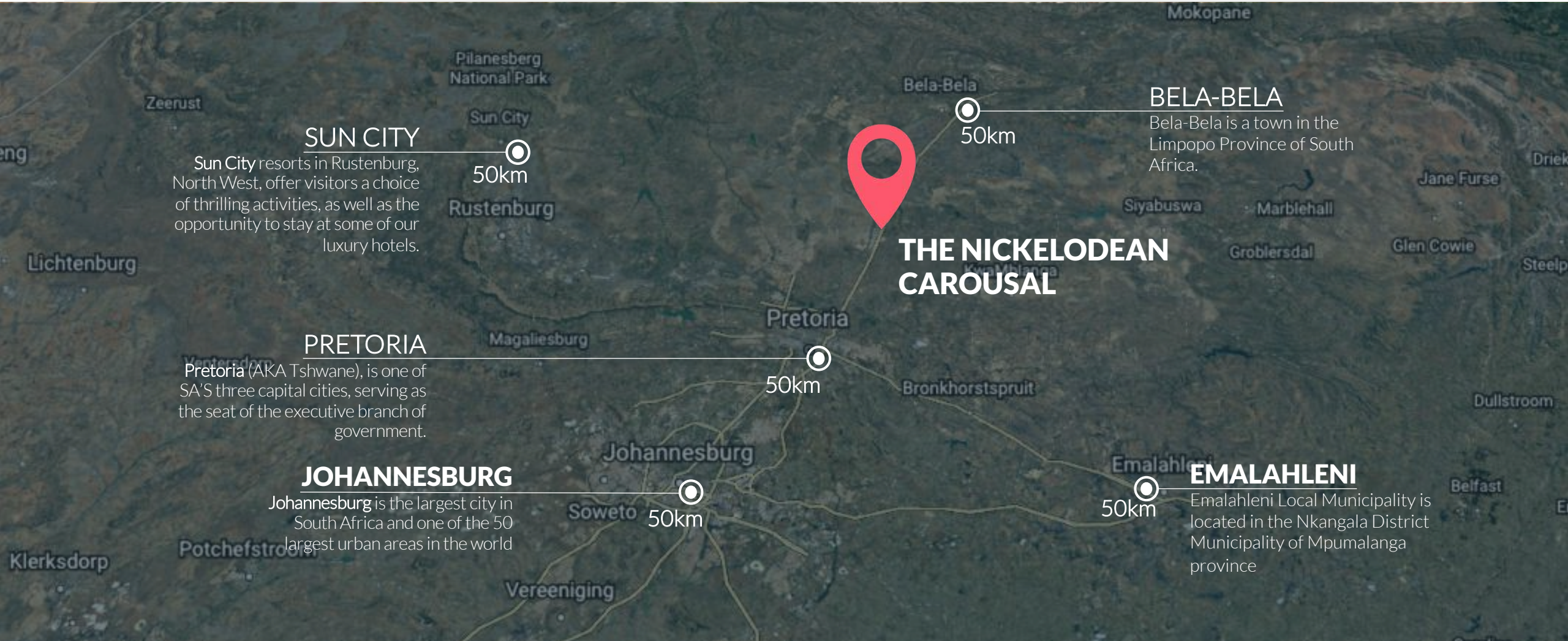
107 Ha

**PORTION 8**

365 Ha



# LOCALITY



## SUN CITY

Sun City resorts in Rustenburg, North West, offer visitors a choice of thrilling activities, as well as the opportunity to stay at some of our luxury hotels.

Pilanesberg National Park  
Sun City  
Rustenburg  
50km

## PRETORIA

Pretoria (AKA Tshwane), is one of SA'S three capital cities, serving as the seat of the executive branch of government.

Pretoria  
Magaliesburg  
Bronkhorstspuit  
50km

## JOHANNESBURG

Johannesburg is the largest city in South Africa and one of the 50 largest urban areas in the world

Johannesburg  
Soweto  
50km



# THE NICKELODEAN CAROUSEL

## BELA-BELA

Bela-Bela is a town in the Limpopo Province of South Africa.

Bela-Bela  
50km

## EMALAHLENI

Emalahleni Local Municipality is located in the Nkangala District Municipality of Mpumalanga province

Emalahleni  
50km





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## PORTION 6 | LAND

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# PORTION 6 | LAND



111 Ha

This piece of land, which is currently zoned for agricultural use, offers a long-term development opportunity.

At 111Ha, this site would be ideally suited for industrial uses such as Solar / Wind Farms or large warehousing park. Alternatively, considering the existing hotel and casino on the adjacent property the land could be developed into a theme park, shopping centre or holiday resort come golf course. Rezoning applications can be submitted for development purposes.

Strategically located on the N1 Highway Northbound, the property is a 10-minute drive to the main Hammanskraal Renbro Shopping Centre.

## REDEVELOPMENT OPPORTUNITY

GLA	TBC
Zoning	Agriculture
Use	Development Opportunity
Total Land Size	111 Ha
Annual Rates	R5 858
Tendencies	NA
Security	No
Fencing	Complete site is fenced off



# PORTION 6 | LAND



## MUNICIPAL INFORMATION

Height restriction	3 Storeys
Coverage	20%
Building Lines	Street Boundary - 10 meters Side Boundary - 10 meters Rear Boundaries - 10 meters
Parking ratio	As per Moretele Local Municipality Land Use Scheme (2016)





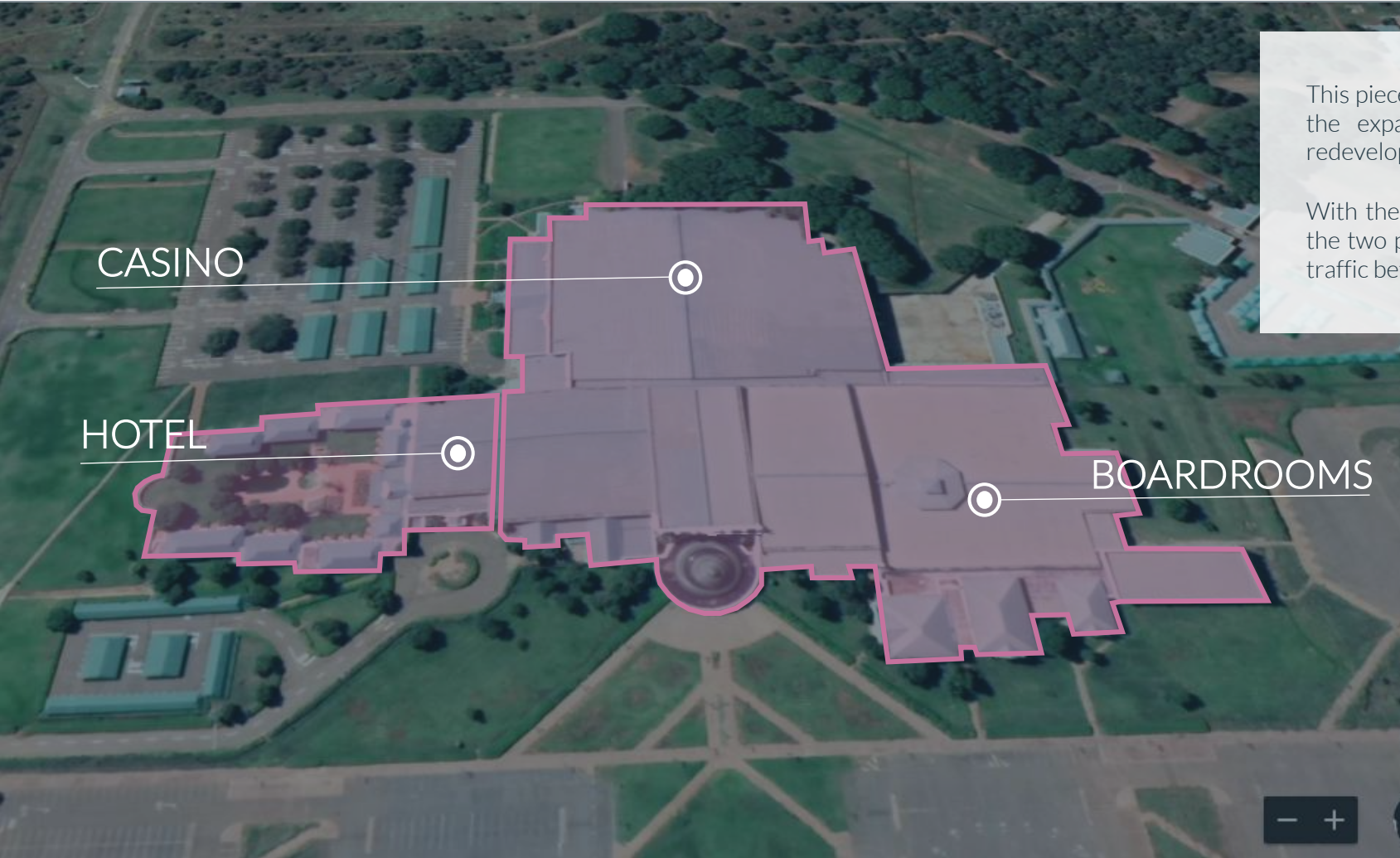
# HOTEL AND CASINO

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# PORTION 7 | HOTEL AND CASINO



This piece of land has been zoned for special use which allows room for the expansive Casino and 57 room Hotel to be reinstated or redeveloped.

With the vacant land on the adjacent property open for development the two portions could be developed to increase the offering and foot traffic between the two sites.

### RE-INSTATEMENT OF EXISTING PROPERTY OR RE-DEVELOPMENT OPPORTUNITY

GBA	55 000m <sup>2</sup>
Zoning	Special
Use	Commercial Purpose
Total Land Size	107 Ha
Annual Rates	R 1,263,644.52
Tendencies	NA
Security	No
Fencing	Complete site is fenced off

\*Floor plans on request



## PORTION 7 | HOTEL AND CASINO

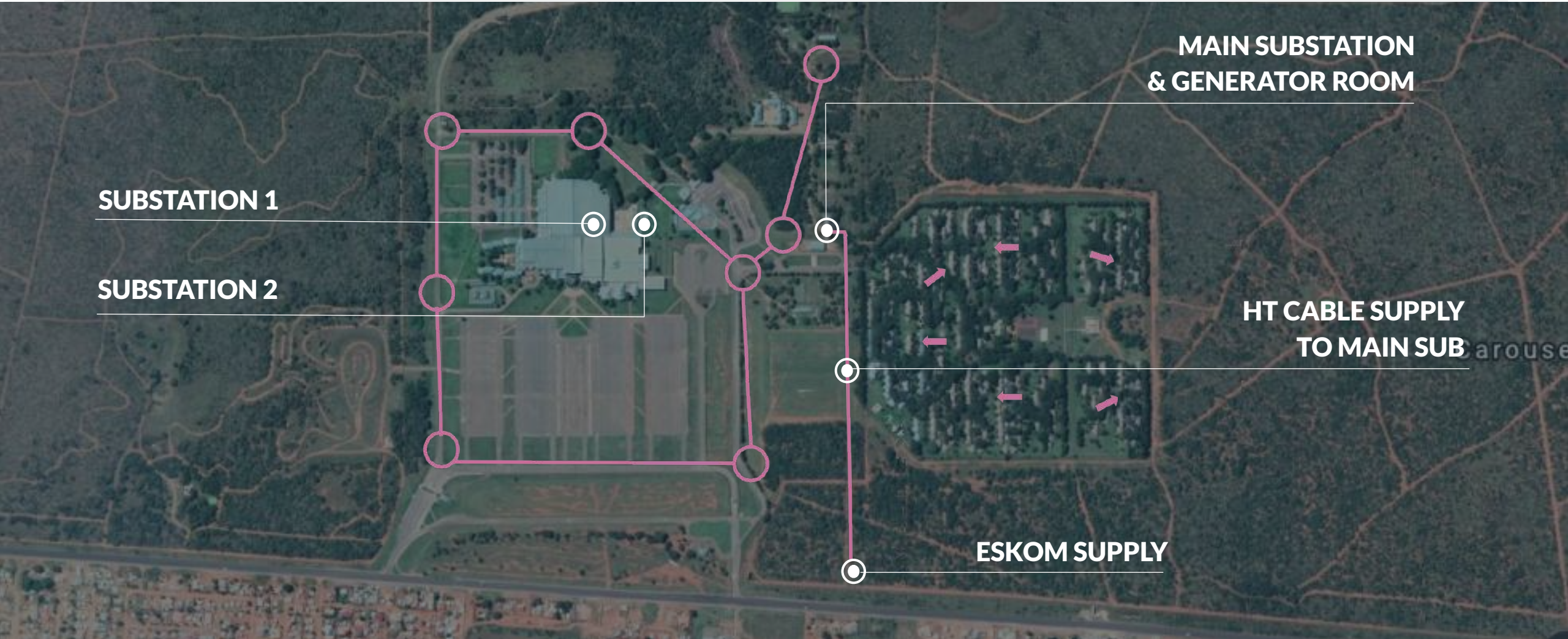


### ASSET REGISTER

Power supply Eskom directly (11KVA)	2
Standby power generator (150 KW)	2
UPS (160KVA Building)	2
UPS (IT systems)	1
UPS (Surveillance systems)	1
HVAC - Chiller building Aircons system	3
Sewerage water works	1
PABX Telephone system	1
Water supply - Direct from Magalies water	1
Reservoir and water pump station	1
Diesel bulk tank (underground 22 000L)	1

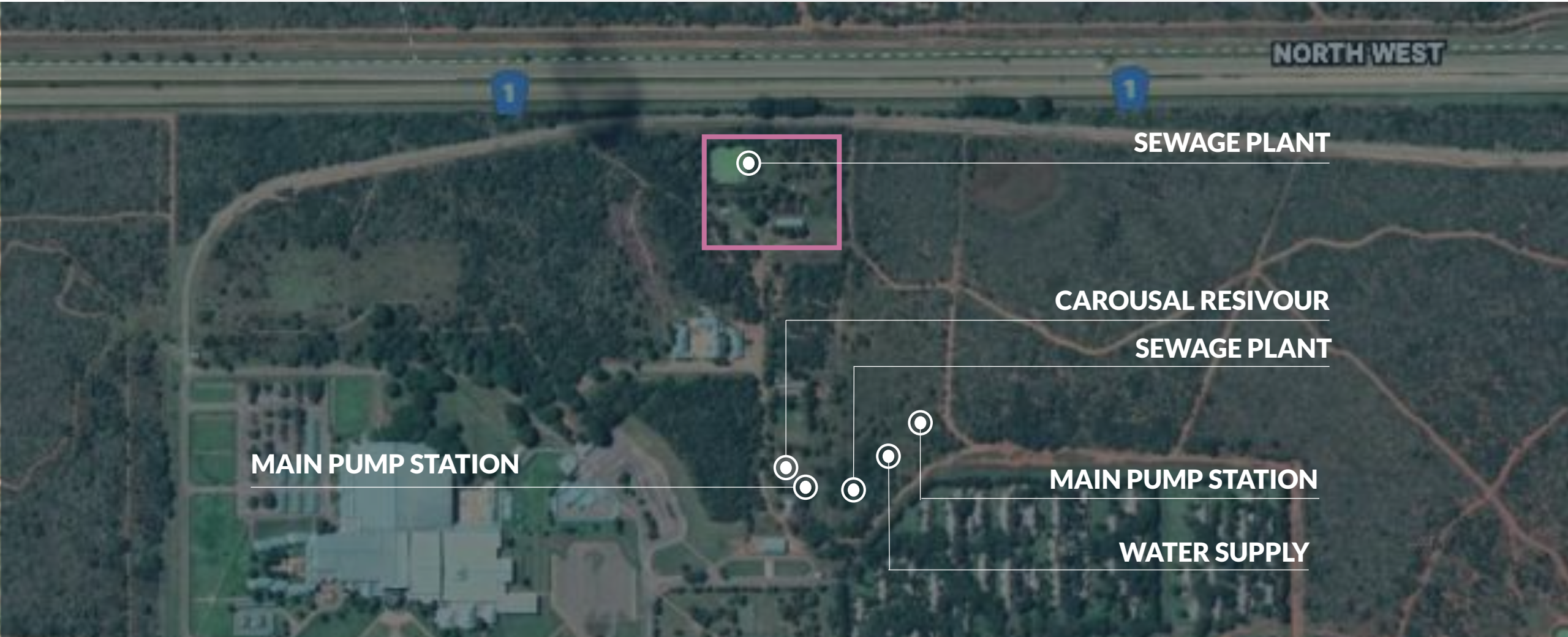


# POWER SUPPLY





# WATER SUPPLY



NORTH WEST

SEWAGE PLANT

CAROUSAL RESIVOIR

SEWAGE PLANT

MAIN PUMP STATION

MAIN PUMP STATION

WATER SUPPLY



## PORTION 7 | HOTEL



\* Rooms come furnished – value on request



## PORTION 7 | CASINO







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# RESIDENTIAL AND GAME FARM

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# PORTION 8 | RESIDENTIAL AND GAME FARM



With 352 residential homes on an isolated section of farm-land, which is home to multiple species of free roaming game, this portion is ideal for an Eco Tourism attraction.

The option to re-instate the housing estate on a larger scale into a local game reserve would work well with the adjacent property uses and existing casino, restaurants and redevelopment opportunity on portion 6 into golf course.

The close distance from Pretoria will allow for a steady stream of visitors to all portion offerings.

## EXPAND EXISTING HOUSING ESTATE

GLA	86 656 Approx
Zoning	Residential Zone1 and Agriculture
Use	general residential accommodation & game reserve
Total Land Size	365 Ha
Annual Rates	R 49 294
Tendencies	Various month to month - available on request.
Security	Yes
Fencing	Complete site is fenced off

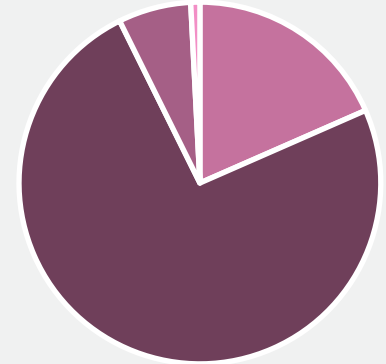


## PORTION 8 | RESIDENTIAL



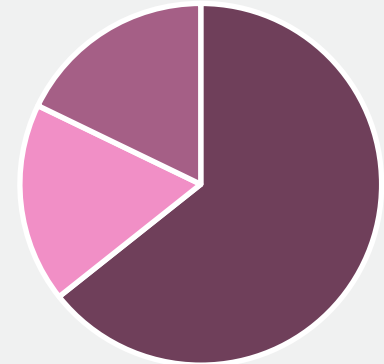
### UNIT BREAKDOWN

#### UNIT BREAKDOWN SPLIT



- 273x2 BEDROOM
- 25x3 BEDROOM
- 68x1 BEDROOM
- 2x4 BEDROOM

#### OCCUPIED VS VACANT VS REVAMPED



- 238x OCCUPIED ROOMS
- 66x VACANT ROOMS
- 64x TO BE REVAMPED



## PORTION 8 | RESIDENTIAL

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## PORTION 8 | RESIDENTIAL

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## PORTFOLIO FINANCIALS

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## CURRENT & POTENTIAL INCOME

### CURRENT INCOME

Description	Units	Size	Vacant Units	Occupied Units	Ave Rental/room/month	Monthly Income
1 Bedroom flats	68	60 m2	11	57	R3 363,31	R191 708,75
2 Bedroom house	273	80 m2	119	154	R4 777,59	R735 748,15
3 Bedroom house	25	180 m2	0	25	R6 697,47	R167 436,80
4 Bedroom house	2	190 m2	0	2	R9 850,00	R19 700,00
	<b>368</b>		<b>130</b>	<b>238</b>		<b>R1 114 593,70</b>

### POTENTIAL INCOME

Description	Unused units	Ave Rental/room/month	Monthly Income
1 Bedroom flats	68	R 3 363,31	R228 705,08
2 Bedroom house	273	R 4 777,59	R1 304 282,07
3 Bedroom house	25	R 6 697,47	R167 436,75
4 Bedroom house	2	R 9 850,00	R19 700,00
	<b>368</b>		<b>R1 720 123,90</b>



## MONTHLY INCOME & EXPENSES

### MONTHLY INCOME & EXPENSES

#### INCOME

Average Rental Income 1 148 099

#### EXPENDITURE

Security Village R 36 802

Electricity R 50 000

Water R 120 000

Top Turf R 100 000

Rates R 3 833

Management Fees R 220 000

Water Maintenance R 43 000

Refuse Removal R 36 000

Repairs & Maintenance R 80 000

DSTV R 14 000

Property Software R 4 871

**Total Expenditure R 708 506**

**Net Income R 439 593**





## PORTION 8 | GAME FARM



ANIMALS	2018	VALUE	AMOUNT
Kudu	29	R 2 600,00	R 75 400,00
Blesbok	36	R 800,00	R 28 800,00
Bushbuck	5	R 2 000,00	R 10 000,00
Duiker	7	R 1 000,00	R 7 000,00
BWB	46	R 1 600,00	R 73 600,00
Zebra	21	R 2 000,00	R 42 000,00
Giraffe	6	R 6 000,00	R 36 000,00
Impala	147	R 600,00	R 88 200,00
Bushpigs	3	R 200,00	R 600,00
Warthog	1	R 200,00	R 200,00
Ostriches	1	R 1 000,00	R 1 000,00
Nyala	5	R 2 000,00	R 10 000,00
<b>Total</b>	<b>307</b>		<b>R 372 800,00</b>





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**YOUR  
TEAM**

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## YOUR TEAM

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## SA'S LEADING COMMERCIAL REAL ESTATE CONSULTANCY

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With a focus on market intelligence and a passion for what we do; our team is made up of real estate professionals with a deep understanding and appreciation for how space affects a business and its corporate culture.

We've spent the last 13 years developing trusted partnerships with occupiers and owners in the commercial real estate markets to deliver simplified and commercially-driven real estate solutions.

Our value lies in our uncompromising approach to facilitate transactions on the best possible terms for our clients.

A determined pursuit of efficiencies, cost savings and transparency has contributed to the conclusion of a number of significant transactions totalling billions of Rands.

Our services range from leasing, investment and portfolio sales, tenant representation, structured acquisition, development consultancy and more. Placing our clients' needs first and developing steadfast relationships with them ensures that we deliver uncompromising professionalism at every level.





# Galetti

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