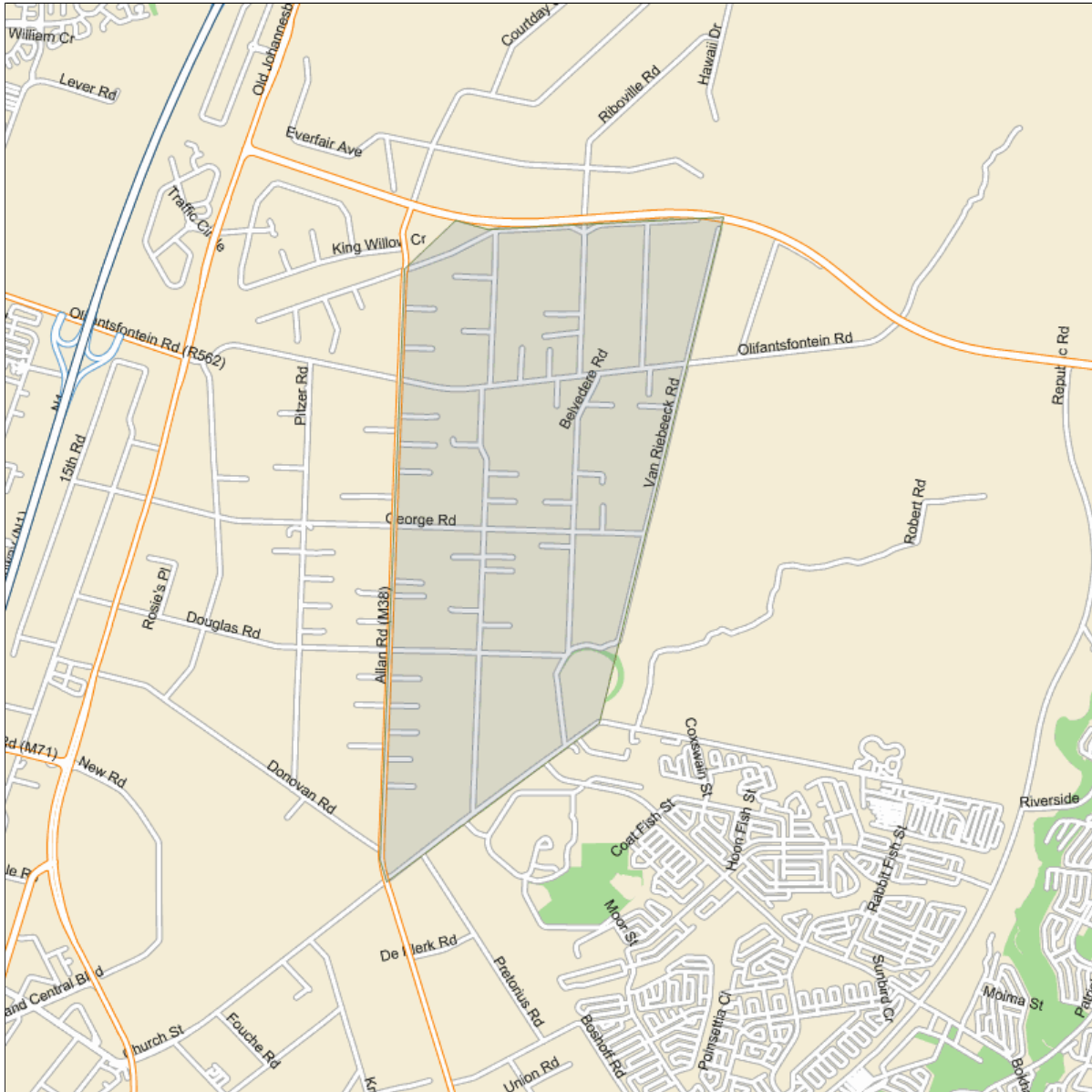


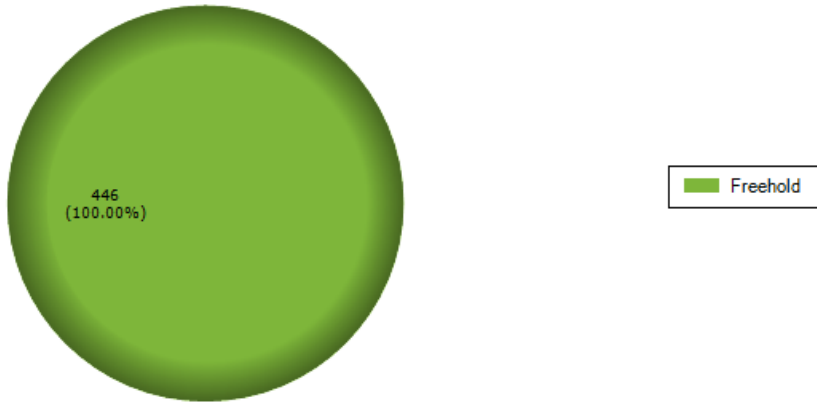
Suburb Details

i The **Suburb Details** section shows a map with the outline of the suburb which assists the user in visually referencing the area.

Suburb:	GLEN AUSTIN AH EXT 1	Municipality:	CITY OF JOHANNESBURG
Township:	GLEN AUSTIN AH	Province:	GAUTENG



Market Stock

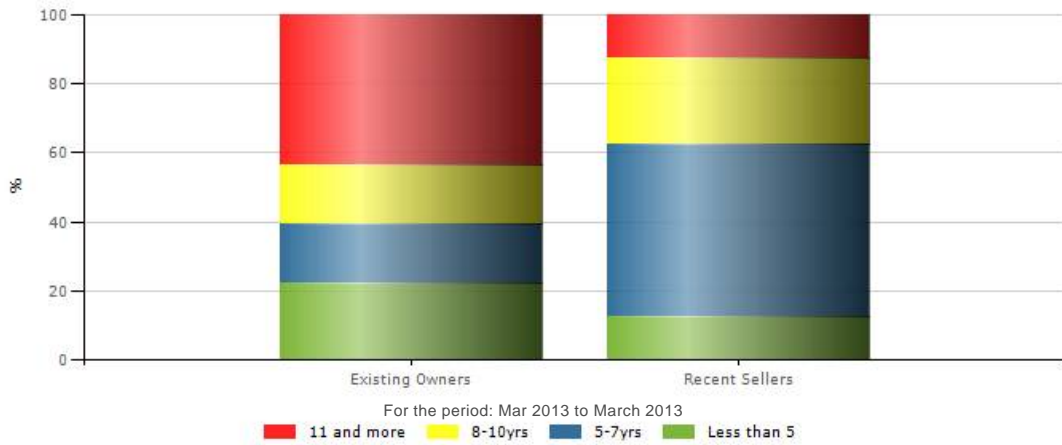


Demographics

Average Household Income Range:	R24,000 - R37,000
Predominant LSM:	LSM9High
Number Adults:	2009

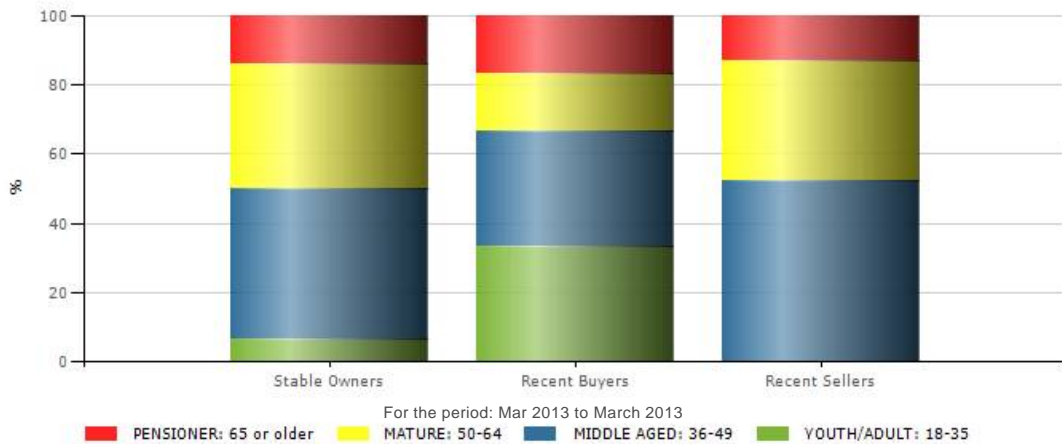
Period of Ownership

i The **Period of Ownership** bar graph depicts the tenure of ownership in the suburb and is a measure of ownership stability.
Recent sellers: Profile of residents that sold over the last year.



Age of Residents

i The **Age of Residents** bar graph shows the age distribution of owners in the suburb and is split into residents and recent sellers.
Recent sellers: Age profile of sellers who sold over the last year.



Transfer Information Up to Mar 2013
Property Transfer Information

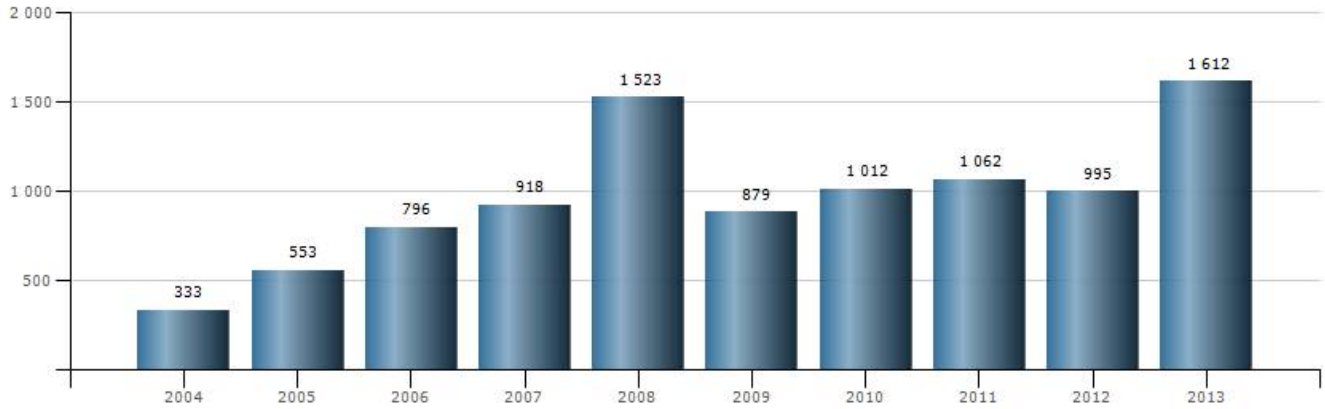
FIRST TIME REGISTRATIONS	Last 3 Months (January 2013 to March 2013)					Last 12 Months (April 2012 to March 2013)				
EST	Count	%	Value	%	Avg	Count	%	Value	%	Avg
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
FH	Count	%	Value	%	Avg	Count	%	Value	%	Avg
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
SS	Count	%	Value	%	Avg	Count	%	Value	%	Avg
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
REPEAT SALES	Last 3 Months (January 2013 to March 2013)					Last 12 Months (April 2012 to March 2013)				
EST	Count	%	Value	%	Avg	Count	%	Value	%	Avg
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
FH	Count	%	Value	%	Avg	Count	%	Value	%	Avg
R0 - R400000	1	33.3	400	13.2	400	2	33.3	550	12.3	275
R400000 - R800000		0.0		0.0	0	2	33.3	1 280	28.6	640
R800000 - R1.5mil	1	33.3	840	27.6	840	1	16.7	840	18.8	840
R1.5mil - R3mil	1	33.3	1 800	59.2	1 800	1	16.7	1 800	40.3	1 800
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	3	100	3 040	100	1 013	6	100	4 470	100	745
SS	Count	%	Value	%	Avg	Count	%	Value	%	Avg
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
Totals Per Price band	Count	%	Value	%	Avg	Count	%	Value	%	Avg
R0 - R400000	1	33.3	400	13.2	400	2	33.3	550	12.3	275
R400000 - R800000		0.0		0.0	0	2	33.3	1 280	28.6	640
R800000 - R1.5mil	1	33.3	840	27.6	840	1	16.7	840	18.8	840

R1.5mil - R3mil	1	33.3	1 800	59.2	1 800	1	16.7	1 800	40.3	1 800
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	3	100	3 040	100	1 013	6	100	4 470	100	745

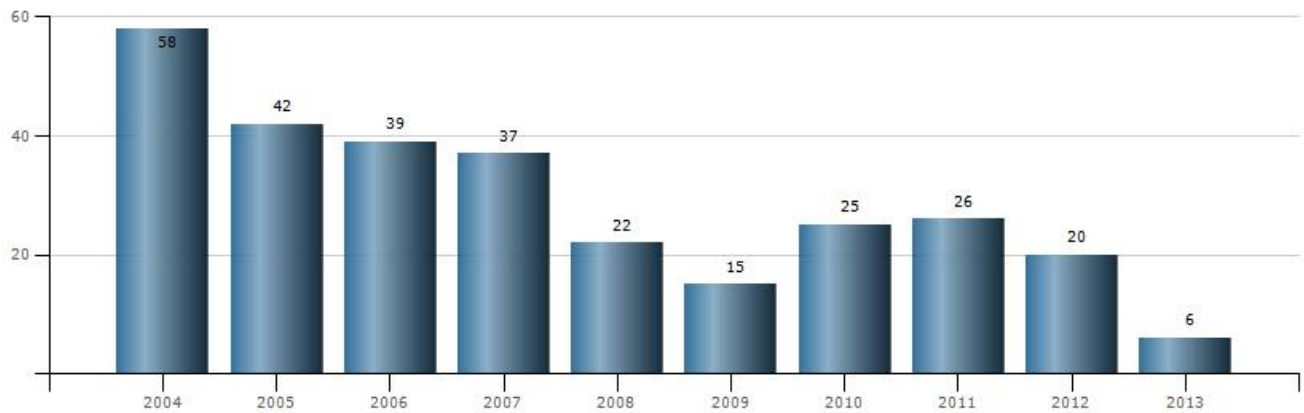
Growth and Activity

i The **Growth and Activity** graphs show the average price and total volume of sales in the estate by property type for recent years. Only properties which Lightstone classify as privately owned are used in these calculations and sales prices which are not in-line with market values for these properties are excluded from the analysis. This is done to arrive at a more accurate estimate of market value for properties within the estate. The information used in this analysis is updated on a monthly basis.

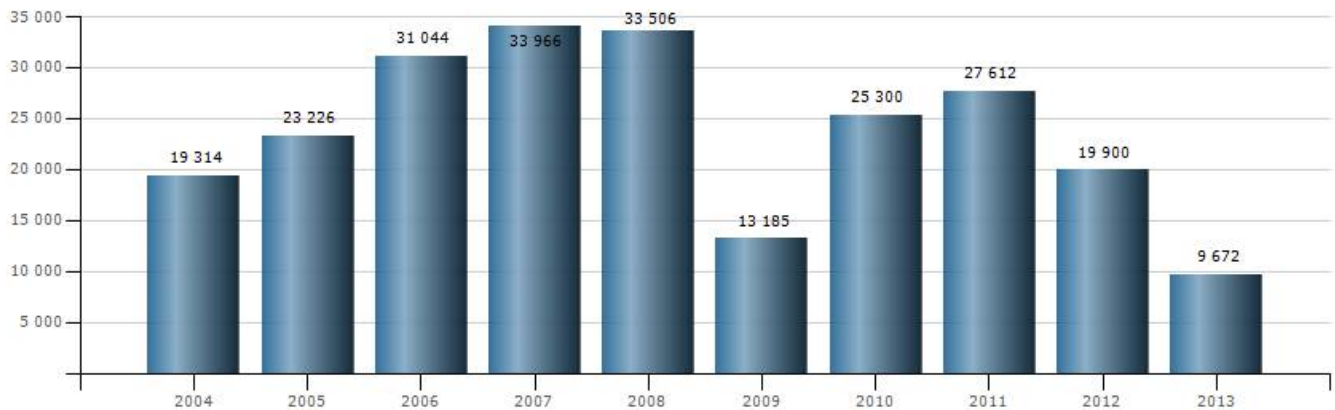
Average Price (R'000)



Number of Sales

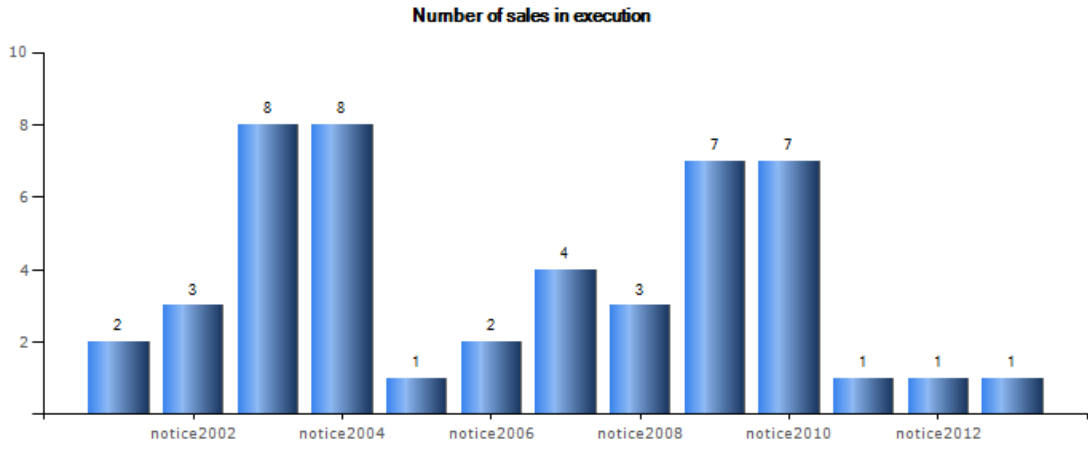


Total Value (R'000)



■ AvgPriceFH ■ NumberFH ■ TotValFH

Sales In Execution



Suburb Ranking

i The **Suburb Ranking** tables enable users to identify those suburbs most similar in average price to the subject suburb. The ranking is provided against other suburbs in the municipality, province and country.

FREEHOLD

Nearest Suburb Ranking

	Suburb	Municipality	Province	Rank	Average Valuation (R)
VIEW	GLEN AUSTIN AH	CITY OF JOHANNESBURG	GAUTENG	907	R 1 548 246
VIEW	GLEN AUSTIN AH EXT 1	CITY OF JOHANNESBURG	GAUTENG	1493	R 1 149 224
VIEW	OLIFANTSFONTEIN 410 JR	EKURHULENI	GAUTENG	1320	R 1 237 589
VIEW	KAALFONTEIN EXT 7	CITY OF JOHANNESBURG	GAUTENG	4233	R 262 465
VIEW	KAALFONTEIN EXT 16	CITY OF JOHANNESBURG	GAUTENG	3547	R 434 228
VIEW	PRESIDENT PARK AH	CITY OF JOHANNESBURG	GAUTENG	1497	R 1 146 667
VIEW	KAALFONTEIN	CITY OF JOHANNESBURG	GAUTENG	4109	R 288 565
VIEW	KAALFONTEIN EXT 23	CITY OF JOHANNESBURG	GAUTENG	3652	R 400 000

National Ranking

Number of suburbs: 5416

	Suburb	Municipality	Province	Rank	Average Valuation (R)
VIEW	PELLISSIER	MANGAUNG	FREE STATE	1488	R 1 152 297
VIEW	FRAMESBY	NELSON MANDELA BAY	EASTERN CAPE	1489	R 1 151 804
VIEW	HERMANUS INDUSTRIA	OVERSTRAND	WESTERN CAPE	1490	R 1 150 882
VIEW	QUEENSWOOD	CITY OF TSHWANE	GAUTENG	1491	R 1 150 062
VIEW	LA CONCORDE	CITY OF TSHWANE	GAUTENG	1492	R 1 150 000
VIEW	GLEN AUSTIN AH EXT 1	CITY OF JOHANNESBURG	GAUTENG	1493	R 1 149 224
VIEW	SUNNINGDALE	CITY OF CAPE TOWN	WESTERN CAPE	1494	R 1 148 668
VIEW	MARABETH AH	MOGALE CITY	GAUTENG	1495	R 1 147 636
VIEW	DE LA HAYE	CITY OF CAPE TOWN	WESTERN CAPE	1496	R 1 147 176
VIEW	PRESIDENT PARK AH	CITY OF JOHANNESBURG	GAUTENG	1497	R 1 146 667
VIEW	LIBERTAS	MAFIKENG	NORTH WEST	1498	R 1 145 882

Municipal Ranking

Number of suburbs: 607

	Suburb	Municipality	Province	Rank	Average Valuation (R)
VIEW	STRIJDOPARK	CITY OF JOHANNESBURG	GAUTENG	304	R 1 171 522
VIEW	MONDEOR	CITY OF JOHANNESBURG	GAUTENG	305	R 1 167 154
VIEW	LENASIA EXT 1	CITY OF JOHANNESBURG	GAUTENG	306	R 1 158 789
VIEW	VORNA VALLEY	CITY OF JOHANNESBURG	GAUTENG	307	R 1 157 686
VIEW	WINDSOR WEST	CITY OF JOHANNESBURG	GAUTENG	308	R 1 157 375
VIEW	GLEN AUSTIN AH EXT 1	CITY OF JOHANNESBURG	GAUTENG	309	R 1 149 224
VIEW	PRESIDENT PARK AH	CITY OF JOHANNESBURG	GAUTENG	310	R 1 146 667
VIEW	BROMHOF	CITY OF JOHANNESBURG	GAUTENG	311	R 1 133 032
VIEW	COUNTRY VIEW	CITY OF JOHANNESBURG	GAUTENG	312	R 1 131 860
VIEW	RIDGEWAY	CITY OF JOHANNESBURG	GAUTENG	313	R 1 130 940
VIEW	FLORIDA NORTH	CITY OF JOHANNESBURG	GAUTENG	314	R 1 128 664

SECTIONAL SCHEME

National Ranking
Municipal Ranking

Number of suburbs: 2112
Number of suburbs: 366

Bond Information Up to Mar 2013

i The **Bond Information** table shows the bonds registered in the suburb split into bond type (ordinary loan, further advance and switch) and institution. The registrations for both the last 3 months and the last 12 months are shown.

Deeds Office Information

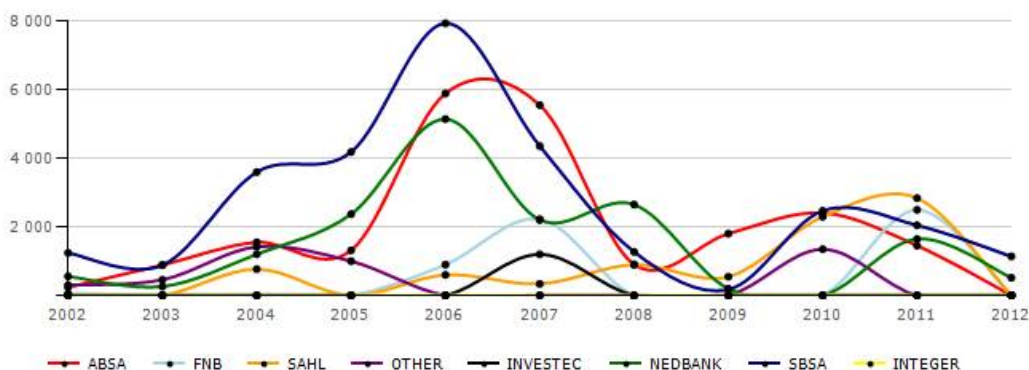
Bond data	Last 3 Months (January 2013 to March 2013)					Last 12 Months (April 2012 to March 2013)				
	Count	%	Value	%	Avg	Count	%	Value	%	Avg
ORDINARY LOAN										

FNB	1	50.0	360	29.8	360	1	25.0	360	17.5	360
NEDBANK		0.0		0.0	0	1	25.0	517	25.0	517
SAHL	1	50.0	850	70.3	850	1	25.0	850	41.2	850
SBSA		0.0		0.0	0	1	25.0	336	16.3	336
Total	2	100	1 210	100	605	4	100	2 063	100	516

FURTHER ADVANCE	Count	%	Value	%	Avg	Count	%	Value	%	Avg
SBSA		0.0		0.0	0	1	100.0	180	100.0	180
Total	0	0	0	0	0	1	100	180	100	180

Lending By Institution (values in R000)

i The **Lending by Institution** graph shows the total bonds registered by bank and by year for recent years. Values in R000.



Amenities

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

Type	Amenity
PrePrimarySchool	Robins Nest Pre Primary School
PrimarySchool	Magomazi Primary School
PrimarySchool	Mikateka Primary School
PrimarySchool	Midrand Primary School
School	Christ Church School
ShoppingCentre	Glen Austin Shopping Centre
ShoppingCentre	BMW Lifestyle Centre Midrand
ShoppingCentre	Motor City Shopping Centre
ShoppingCentre	Noordwyk Shopping Centre
ShoppingCentre	Midrand Motor City Shopping Centre

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.

The **Suburb Details** section shows a map with the outline of the suburb which assists the user in visually referencing the area.

The **Transfer Information** shows the number of property transfers for the suburb split into New (first time registrations) and Repeat sales. The new and repeat data is further split into free hold (FH), sectional scheme (SS) and Estates (EST) shown in a 3 month and 12 month view.

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 **Age of Residents** bar graph shows the age distribution of owners in the suburb and is split into residents and recent sellers.

The **Tenure of Owners** graph depicts the tenure of ownership in the suburb and is a measure of ownership stability.

The **Bond Information** table shows the bonds registered in the suburb split into bond type (ordinary loan, further advance and switch) and institution. The registrations for both the last 3 months and the last 12 months are shown.

The **Lending By Institution** graph shows the total bonds registered by bank by year for the past 7 years in the suburb.

The **Suburb Ranking** tables enable users to identify those suburbs most similar in average price to the subject suburb. The ranking is provided against other suburbs in the municipality, province and country.