

Land Valuation

In Hectares:

# of HECTARES	PROPERTY DESCRIPTION	US \$\$ per Hectare	Total Value
404.6945	Mdumbi Bay Oceanfront Game Reserve: ocean frontage	\$ 8,772.05	\$ 3,550,000.00
1214.0834	Mdumbi Bay Oceanfront Game Reserve: river frontage	\$ 2,347.45	\$ 2,850,000.00
23381.2222	Mdumbi Bay Oceanfront Game Reserve: raw land	\$ 1,606.15	\$ 37,553,750.00
700.1214	Cebe: ocean frontage with improvements	\$ 17,544.10	\$ 12,283,000.00
1214.0834	Hole-in-the-Wall: ocean frontage	\$ 8,772.05	\$ 10,650,000.00
789.9636	Hole-in-the-Wall: river frontage	\$ 4,571.35	\$ 3,611,200.00
2578.7131	Mdumbi Bay Surf Club: ocean frontage	\$ 8,772.05	\$ 22,620,600.00
2428.1667	Mdumbi Bay Surf Club: river frontage	\$ 2,347.45	\$ 5,700,000.00
32711.0482	HECTARES		\$ 98,818,550.00

In Acres:

# of ACRES	PROPERTY DESCRIPTION	US \$\$ per Acre	Total Value
1,000	Mdumbi Bay Oceanfront Game Reserve: ocean frontage	\$ 3,550.00	\$ 3,550,000.00
3,000	Mdumbi Bay Oceanfront Game Reserve: river frontage	\$ 950.00	\$ 2,850,000.00
57,775	Mdumbi Bay Oceanfront Game Reserve: raw land	\$ 650.00	\$ 37,553,750.00
1,730	Cebe: ocean frontage with improvements	\$ 7,100.00	\$ 12,283,000.00
3,000	Hole-in-the-Wall: ocean frontage	\$ 3,550.00	\$ 10,650,000.00
1,952	Hole-in-the-Wall: river frontage	\$ 1,850.00	\$ 3,611,200.00
6,372	Mdumbi Bay Surf Club: ocean frontage	\$ 3,550.00	\$ 22,620,600.00
6,000	Mdumbi Bay Surf Club: river frontage	\$ 950.00	\$ 5,700,000.00
80,829	ACRES		\$ 98,818,550.00

Comparable Market Analysis – Undeveloped Land

#1) Seaside Hotel opportunity:

An undeveloped Land for sale at Kei Mouth – a site of 6,000 m² (1.48 acres), being offered for sale by the Eastern Cape Development Corporation (ECDC) which is the Governing Board for the Wild Coast. Price is R-22,000,000 or R-14,864,865 per acre. US\$2,050,326 per acre.

It is a vacant site, but does come with a freehold title, zoning for a 3 story hotel building, and is in a prime oceanfront location.



The hotel (pictured above) at Kei Mouth has been demolished and the 6 000 square metres of land that it stood upon is up for sale. As well as the prime location, the sweeping sea views and the promise of many high tourist seasons to come, the land already has approved municipal rights and zoning to build up to three storeys as well as the necessary rights to put up a hotel on the land. The owner (ECDC) is looking to facilitate the purchase of the land and the development of the area as a prime tourist attraction in the region.

#2) Farm Land in the East London Region:

An undeveloped land parcel of 65.42 hectares (162 acres), currently zoned as Agricultural land, but in a prime oceanfront location with sea; lagoon, and river views. Any development on the land would require a re-zoning application, which would be looked on favourably by The Province. Should any re-zoning be approved, it would make the land parcel worth substantially more. Price is R-12,000,000 or R-74,074 per acre. US\$10,217 per acre.

Farm , Cosy Corner

R 12,000,000

Right on the Indian Ocean!

Farm Type: Farm

Main Activity: The farm is divided into several camps and a section where crops are planted. The farm is fairly flat, sloping down to "Ross's Creek" and the lagoon. It lies against the Tyolumnqa conservancy which is parallel to the beach. 50 meters of coastal vegetation separates the farm from the beach at the narrowest point. Permission however would be required to cross over the Conservancy land to gain access to the beach.

Farm Size: 65.4233 Hectares

Region: East London

Comparable Market Analysis – Developed Land

#1) Game Farm:

A developed parcel currently zoned and operated as a small game farm of 900 hectares or 2,224 acres. Multiple Title Deeds. Long distance ocean views. Price is R-25,000,000 or R-11,241 per acre. US\$1,550 per acre.

Game Farm , Kidds Beach	R 25,000,000
Stocked 900ha Coastal Game Farm! 2lm to the ocean with views.	
Farm Type: Game Farm	
Main Activity: Current stock = 35 blesbok, 100 impala, 25 waterbuck, 6 giraffe, 12 ostrich, 35 blue wildebeest, 8 red hartebees, 16 zebra, 8 kudu plus bushbuck, duicker and reed buck.	
Farm Size: 900 Hectares	
Region: East London	

#2) Residential Home Site:

Small gated community in the Haga Haga region 45 minutes from East London. It is walking distance to the Haga Haga Hotel. This Individual plot sizes are 1,000 m2 or ¼ acre building lot has ocean fronting. Price is R-690,000 or R-2,760,000 per acre. US\$380,670 per acre.

Vacant Land for sale - Haga Haga

Haga Haga - Vacant Stand



R 690,000

\$ 96,369 * £ 62,557 * € 75,410 *

Description: Vacant land available. Property is level, with 180 degree sea views. Alongside Private Nature Reserve. 45 Minutes from East London, walking distance from swimming beach and lagoon.

Property Features	Property Facts
	Erf size: ± 1003 m ² reference: LH02760

Gallery





#3) Palm Springs at Kids Beach

Palm Springs

Residential Estate Development

**An exciting, exclusive new development on the Sunshine Coast,
Eastern Cape, South Africa**



Palm Springs Estate will offer discerning purchasers an opportunity to live life in one of the most beautiful settings available in South Africa. Be one of only 25 families who can subscribe to this lifestyle, in a private estate that is surrounded by nature, right on the beach. Phase 2 will introduce a further 15 stands in a few years time.

Palm Springs Estate is set in a spectacular safe river estuary environment, with sea and/or river views, and private access to magnificent beaches right on your doorstep. It is surrounded by the Umlele River and the Gulu Nature reserve. Bird and animal life is abundant, with bushbuck, hornbills, fish eagles, knysna loeries and bottlenosed dolphins seen all year round. During whale season, buying the right property at Palm Springs means you could be watching Humpback and Southern Right Whales from the comfort of your own veranda.

At last, the ideal lifestyle for your permanent, retirement or holiday home. Palm Springs Estate is right next to Kidds Beach, which offers shops and all the amenities required for daily living. Crime is almost unheard of in this area.

Palm Springs is less than 20 minutes from East London airport and 25 mins from the city centre.

Options for purchases of stands, which are full title ownership include "plot and plan", or build your own home subject to the rules of the homeowners association.

25 Plot sizes range from .14 acre to .16 acre.

Prices range from US\$74,485 to US\$193,103 per plot, or, US\$532,000 to US\$1,206,894 per acre.