

THE ALLIANCE WEEKLY

Compiled by Alliance Group

AUSTRALIAN DEPOSIT PRODUCT NOW AVAILABLE IN SOUTH AFRICA

The Alliance Group has now launched a revolutionary financing product in conjunction with Lombard Insurance Company Ltd, where approved buyers will no longer be required to put down deposits or commissions prior to registration of transfer.

According to Alliance's Gary Palmer "not everyone has cash readily available to pay the deposit and commission required when purchasing a property on auction. We have now teamed up with Lombard Insurance, a subsidiary of Hollard Insurance, to offer our clients Deposit Advantage, a similar product, which has been operating in Australia since 1989".

Deposit Advantage offers financial guarantees that postpone the deposit and commission payable to the seller and auctioneer respectively after the property has been knocked down at auction. The product is available for residential, commercial and land purchases. Comments Palmer, "This is the answer for individuals who wish to purchase property but have their cash tied up in current investments. It now means that they can secure new investments without touching their savings, which can be invested and earning returns elsewhere. More importantly, it also avoids purchasers having to liquidate assets, cashing in on their fixed investments or selling shares only to find themselves with an unsuccessful bid at auction and having to re-invest their monies."

Adds Antony Solomon of Lombard Insurance: "In addition to the convenience another major difference between using a guarantee and raising traditional source of funds is the cost. Deposits and commissions have been traditionally funded out of savings, the proceeds of the sale of a home which often requires expensive bridging finance or by accessing money from your bond. Some of these come at a significant cost. A 3 month guarantee – for which you pay a once-off fee, is currently available for 2% plus VAT and is issued within 24 hours upon receipt of an application and supporting documents."

The scheme originated in Australia in 1989 and is available in New Zealand, the UK, and the USA and has recently been launched in Asia. In New South Wales, Australia alone approximately 25% of buyers use this facility."

Deposit Guarantee

Deposit Guarantees replaces the cash deposit that is normally paid by a buyer to a seller to secure a property. It allows you the opportunity to pay the full amount of the purchase price upon registration of transfer, instead of raising the cash deposit upfront. Deposit Guarantees are available for periods of 3, 6, 12 and 24 month terms.

Commission Guarantee

The Commission Guarantee is exclusive to clients of Alliance Group only. It is an entirely new product to South Africa and is adopted for the same reasons as a deposit guarantee. This product allows buyers the option of postponing the payment of auctioneers' commission by up to 3 months, or on registration of transfer, whichever is sooner. Commission Guarantees are available for up to 3 months only.

Buyers can apply for a deposit or a commission guarantee online at www.depositadvantage.co.za, by contacting the Deposit Advantage Helpline on 0860 110 313 or through Alliance Group at www.alliancegroup.co.za/advantage. Guarantees are usually approved and issued within 24 hours of an application and supporting documents, enabling the buyer to present the deposit or commission guarantee at auction after the property has been knocked down to them.

To qualify applicants will need to demonstrate that they have sufficient funds to complete the purchase by the transfer date.

Concludes Palmer "These products make it easier, quicker and cheaper for those wanting to capitalise on the numerous opportunities being brought to our auction floors."

For more information on this and other unique products please visit www.alliancegroup.co.za

NO DEPOSIT. NO COMMISSION.

Get a financial guarantee that can be used as a substitute for cash.

To apply call the Deposit Advantage Helpline on **0860 110 313** or visit alliancegroup.co.za/advantage.

DEPOSIT ADVANTAGE
Property deposits made easy

ALLIANCE group

AHEAD OF THE GAME

LOG ON BEFORE
IT'S GONE!
alliancegroup.co.za



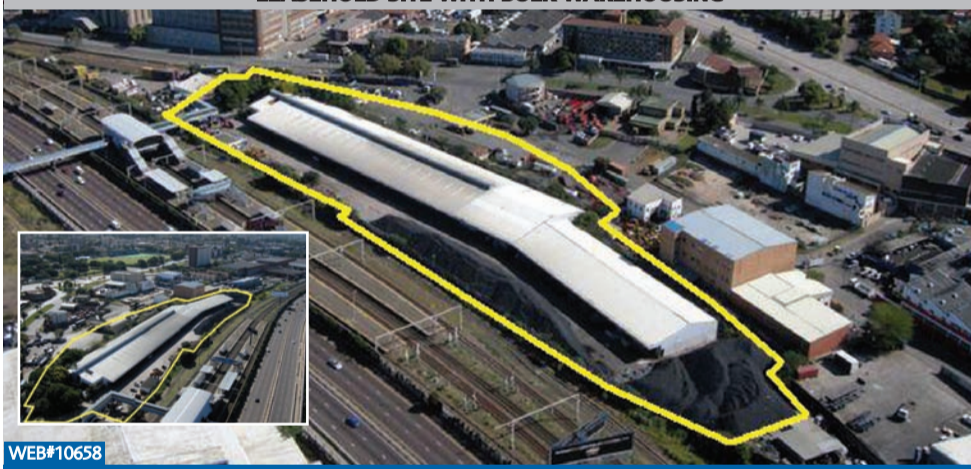
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COMMERCIAL MULTIPLE PROPERTIES®

TUESDAY 08 SEPTEMBER @ 11 am VENUE: Durban Country Club

LEASEHOLD SITE WITH BULK WAREHOUSING



WEB#10658

CONGELLA
45 SARNIA ROAD

• GBA.: 6 854m² • Yard: ±5 000m² • Site area: ±20 310m² • Zoning: Industrial • Vacant Occupation
Leasehold site with bulk warehousing adjacent to the M4 Southern Freeway. Properties of this nature seldom come onto the market in this prime industrial location.

Viewing on Thursday 3 September, 1-3pm
Rob Levinson 082 430 6765 / rlevinson@alliancegroup.co.za
Mark Bennett 084 408 1493 / mbennett@alliancegroup.co.za

WAREHOUSING/MANUFACTURING FACILITY



WEB#10808

GLEN ANIL
26 CYPRESS STREET

• GLA±7 500m² • Power Supply 3000Amps • Overhead Gantries • Ample Yard Area • Upmarket Office Component

An outstanding opportunity for the end user in the industrial sector due to the diversity of the building.

Viewing on Tuesday 1 September, 9-11am
Ryan Berry 083 6078128 / rberry@alliancegroup.co.za

MINI FACTORY INVESTMENT



WEB#10806

JACOBS
100 HIME LANE

• Unit 1: ±489m² • Unit 2: ±509m² • Ample Yard Area
• Gross Annual Income ±R386 400

This property has the option to sectionalise and opportunities to create better returns.

Viewing on Tuesday 1 September, 1-3pm
Ryan Berry 083 6078128 / rberry@alliancegroup.co.za

BLUE CHIP TENANT



WEB#10675

UMBILO
15 MELBOURNE ROAD

• Erf size: 1339 m² • GLA.: 4 060m² • Zoning: Light industrial • Fully tenanted
• Gross Annual Income R1 394 488 • Goods hoist, multiple roller shutter doors

This prime property is situated at the junction of Moore, Sydney and Umbilo roads. It is ideal for warehousing port related imports. There are three floors with generous heights and excellent ground floor access

View by appointment
Chris Akal 083 287 8682 / cakal@alliancegroup.co.za

NATIONAL INSTITUTIONAL DISPOSAL



WEB#10659

RICHMOND
62 SHEPSTONE ROAD

• Erf size: 2 023m² • GLA.: 510m²
• Zoning: Retail • Vacant occupation

Centrally located within the CBD of Richmond and close to all transport and shopping facilities.

Viewing on Wednesday 2 September, 1-3pm
Mark Bennett 084 408 1493 / mbennett@alliancegroup.co.za

TERMS OF AUCTION: R25 000 REFUNDABLE REGISTRATION FEE STRICTLY PER BANK GUARANTEED CHEQUE. POSITIVE IDENTIFICATION (I.D.) REQUIRED. STRICTLY NO CASH

View our selection of more than 297 properties on AllianceGroup.co.za