

SAPROPERTY.COM

Buy. Sell. Let. Manage

SAproperty.com is a diversified and professional services property group involved in growing our clients' dreams & ambitions.







About **SAproperty.com**

By understanding the significant value of any property and your wellbeing, we are committed to providing a fully comprehensive and integrated property service matched with ongoing support, cutting edge technology, as well as a forward-thinking attitude. We started from a dream, based on the idea to be pioneers in the industry.

Since 2005, Saproperty.com has built a strong foothold and built formidable relationships with German and other European clientele both locally and abroad. Having international and local contacts further guarantees prominent exposure.

Backed by some influential property figures and providing a fully comprehensive property service from one partner under one roof, makes Sproperty.com a reliable and progressive real estate company you can depend on.

Vision

We are part of a new generation of property practitioners who aim to exceed expectations, provide superior customer service and outstanding results, establishing our agency as the preferred real estate company within our market areas.

Mission

We believe that success is achieved by fully satisfying each of our client's real estate needs. Finding the space to live your dreams and enjoying the experience of buying/selling property is our top priority.







OUR **SERVICES**

1. RESIDENTIAL SALES AND LETTING	**2.** AFFORDABLE HOUSING SOLUTIONS	**3.** PROPERTY INVESTMENT SALES & ADVICE
4. PROPERTY DEVELOPMENT	**5.** DISTRESSED PROPERTY SALES	**6.** COMMERCIAL SALES AND LETTING
7. PROPERTY MANAGEMENT	**8.** PROPERTY FINANCE & BOND ORIGINATION	**9.** PROJECT SALES AND MARKETING FOR PROPERTY DEVELOPERS

Our **Team**

As managing director of Saproperty.com, Michael Bauer has grown the brand, built partnerships and developed strong business relationships. Under his leadership, Saproperty.com has diversified their service offerings, while main taining a strong culture of innovation in the property industry.

He's cemented his reputation in the real estate industry with his combined expert qualifications and a strong understanding of the dynamic and expanding property market in South Africa. Michael is supported by a team of enthusiastic & dedicated property practitioners whose contribution has been vital to Saproperty.com's growing success.

Training and empowering of our agents is constantly provided, developing a powerful marketing and sales plan which ensures that the client benefits as a result. We recognise the new education required by the Estate Agents Affairs Board and ensure all our property practitioners qualify or are developed to become fully certified. Furthermore we acknowledge the importance of adhering to South Africa's Black Economic Empowerment policies by having a diverse team.

We are also able to recognise our international clientele with our various multilingual (English, German, Afrikaans, Xhosa, French as well as Portuguese) team of property practitioners.



SAproperty.com has branches nationwide

INCLUDING CAPE TOWN, AND JOHANNESBURG.



SAPROPERTY.COM TENANT & BUYER DEMOGRAPHIC PROFILE

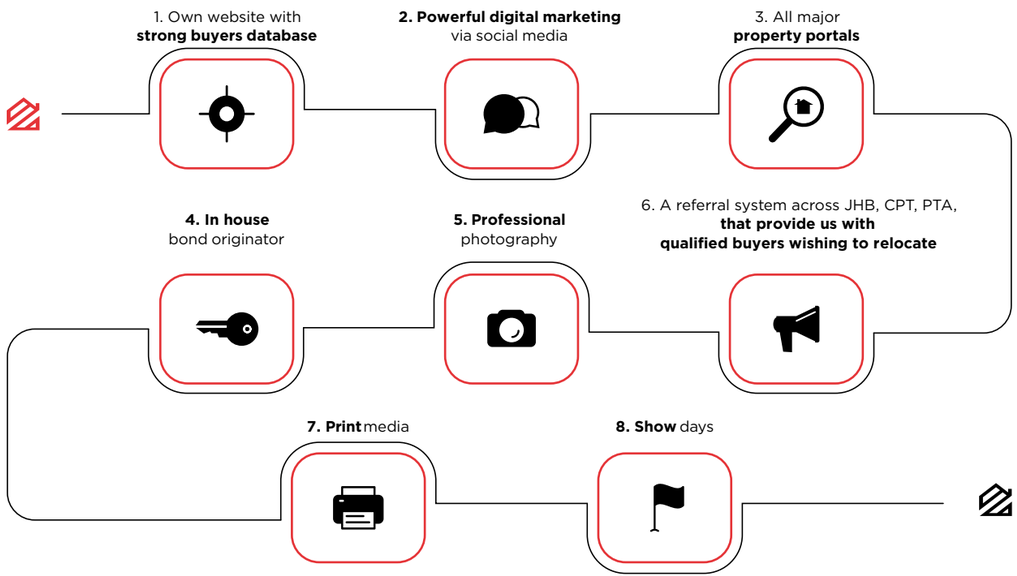
- United States of America
- United Kingdom
- France
- Spain
- Portugal
- Belgium
- Netherlands
- Germany
- Austria
- Switzerland
- Italy
- Dubai
- Gabon
- Brazil
- South Africa
- China



SAproperty.com has a large percentage of clientele who come from Europe as well as other foreign countries, and have had great success rates both in the rental and sales divisions of our company in certain areas of the Western Cape and Gauteng.

Considering we have such diverse buyer and tenant profiles, it makes sense for Saproperty.com to expand their range of properties available. With our unique list of foreign and local buyers, we ensure that our sellers and landlords will benefit from our marketing.





Marketing

We have reached a digital age, where the majority of people will search for properties online or on social media platforms. The Saproperty.com website has a direct feed with all the major property portals and online classifieds websites -maximising your property's online exposure. We use a wide range of social media marketing solutions to help better reach and connect with the correct buyers or sellers. With a large existing database of previous properties marketed, we are able to communicate and market to various prospective buyers or tenants.

Sectional Title & HOA Management Services

Saproperty.com specializes in the property management of Sectional Title Schemes and Home Owners' Associations (now referred to as Community Schemes). We have specialised in providing a comprehensive sectional title & HOA management service.

With many years' experience, we offer a complete property management solution tailormade to the requirements of individual community schemes. We are fully registered with the Estate Agency Affairs Board (EAAB) and are members of the National Association of Managing Agents (NAMA) as well as the South African Property Owners Association (SAPOA).

Effective financial management and reporting is a core function of our sectional title property management service. Providing detailed monthly management reports to scheme executives is a basic deliverable of our property management service. We also prepare annual levy budgets that include an administration and reserve fund, review financial performance monthly and prepare an annual audit file at year end to ensure a quick and cost-effective audit.

Our Service includes:

- Levy Billing & Collections
- Financial Management & Accounting
- Insurance
- Meeting Attendance and Secretarial Services
- Property Administration
- Statutory Records
- Property Maintenance Management
- Additional Advisory and Support Services
- Take-on Audit





Rental Property Management

Saproperty.com offers a comprehensive rental property management and residential /commercial letting service for all the property management requirements for residential property be it a house, townhouse, or apartment or a property portfolio and for commercial property be it commercial, retail and industrial property. Effective financial and facility management are our priority and provides a competitive advantage to our clients. Setting out an accurate property budget and reporting a monthly performance to budget with a detailed rent roll and creditors statement, enables accurate utility recoveries and variances to be tightly controlled. This operational efficiency will increase the returns to our clients.

Saproperty.com's rental property management services are based upon a detailed analysis of the specific requirements of the landlord as well as the inherent qualities and potential of the property. We pride ourselves on offering tailored solutions to property investors and landlords increasing the returns to our clients.

Our Service includes:

- Tenant Selection & Vacancy Management:
- Rent Collection
- Financial Management
- Administration, Secretarial, and Advisory Services
- Property Maintenance Management



Commercial Property Management

Saproperty.com offers a comprehensive commercial property management service for all the property management requirements for Commercial, Retail and Industrial property. Effective financial and facility management are our priority and provides a competitive advantage to our clients, underpinned by modern infrastructure. Setting out an accurate property budget and reporting a monthly performance to budget with a detailed rent roll and creditors statement, enables accurate utility recoveries and variances to be tightly controlled. This operational efficiency will increase the returns to our clients.

Saproperty.com's Commercial, Industrial and Retail property management services are based upon a detailed analysis of the specific requirements of the landlord as well as the inherent qualities and potential of the portfolio. We pride ourselves on offering tailored solutions to property portfolios increasing the returns to our clients.

Holiday & Short-Term Letting Management

Saproperty.com offer a full solution property management service for short-term letting and holiday letting properties in Cape Town. From the marketing of the property, to the reservations and client services, all the way including managing of accounts relating to your property, we got your covered.

We manage and market upmarket properties for holiday and short-term letting in the following suburbs of Cape Town:

Property management services include:

- Full property management and marketing on a host of digital platforms;
- Reservations & booking management;
- Checking in of guests;
- Full housekeeping services during and after each stay;
- 24/7 concierge;
- Inventory preservation and management;
- Property inspections on weekly basis with routine inspections upon check-in and departure of guests;
- General maintenance of the property;
- Frequent property performance evaluations, which will be solution driven and discussed with owners;
- Provide monthly financial statements the will reflect rentals, expenses and commission, with payments to commence before the end of each month.





Our SAproperty.com bond orginiator will guide you throughout the home loan application process. Assisting you to make the best decisions for your unique circumstances. We'll provide you with expert information, making the experience as easy and stress-free as possible.

Our Service is free and we get you the most competitive rate by sourcing multiple quotes for you to compare. Simply submit one application to Saproperty.com and we'll apply to all leading banks on your behalf.



SAPROPERTY.COM BOND ORIGINATOR WILL ASSIST YOU WITH YOUR HOME LOAN

SAPROPERTY.COM

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SAPROPERTY.COM House
9 Boundary Road, Waterford Place
Century City, Cape Town

Gauteng 010 036 0105
Carlswald Decor Centre - Office 1
Cnr Harry Galaun & 5th Street
Halfway Gardens, Midrand

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