

 <p>ELEPHANT RIDGE RIVER LODGE MJEJANE GAME RESERVE</p>	<h1>ELEPHANT RIDGE RIVER LODGE</h1>
	<p>RESALE EXECUTIVE SUMMARY</p>
	<p>Prestigious Shared Ownership Investment Opportunity</p>

Elephant Ridge River Lodge is a magnificent shared ownership game lodge situated on the Southern bank of the Crocodile River within Mjejane Game Reserve which is inside the perimeter fence of the Kruger National Park. The Mjejane Game Reserve falls under the ecological management of SANParks and is a settled land claim. Elephant Ridge River Lodge for the exclusive use of its shareholders and their invitees.



Features and facilities

Unique position. Elephant Ridge River Lodge is situated on three riverfront stands (25, 26 and 27) within Erf 1 of Mjejane Game Reserve making it very private. The western side of the stand adjoins a well wooded seasonal tributary (prime leopard territory) of the Crocodile River. The northern side adjoins the Kruger National Park with an elevated spectacular view over the Crocodile river and its adjoining floodplain. The eastern side is bordered by a thicket of riverine bush as is the southern side. Game sightings from the lodge are excellent.

Architect: Mark Meiring of Mesch and Associates Architects.

First occupation: December 2010.



Lodge layout. Elephant Ridge River Lodge (approx. 1200sq.m) comprises four separate buildings (main lodge, south wing, east wing and ranger chalet) strategically positioned to ensure maximum privacy within the bush environment. These buildings are described in greater detail below.



Main Lodge. The main lodge is entered via an enclosed courtyard with water feature incorporating a stunning original impala metalwork sculpture.



Open plan living. A spacious open plan lounge (with DSTV), dining room and modern kitchen lead via stack doors to an extensive under cover wrap around veranda with ceiling fans and a panoramic view over the Crocodile river. Elephant Ridge has been comprehensively furnished and tastefully decorated with numerous African artifacts, metal sculptures and original artworks.



Kitchen. The fully equipped granite top kitchen offers ample cupboard space and is equipped with a Smeg gas-electric stove, two fridges, two freezers, dishwasher and microwave oven. In addition Elephant Ridge has a large linen storeroom, laundry with granite top counters and equipped with washing machine, tumble drier, commercial size drinks fridge and freezer for ice. The laundry leads to an enclosed yard with dual washing lines.



Games room. A spacious family room with DSTV and combo snooker/table tennis table opens into the enclosed courtyard.



Bedrooms. Seven en-suite bedrooms split between a west facing wing (3 bedrooms) looking into an adjoining riverine environment and a north facing wing (4 bedrooms) overlooking the Crocodile river and Kruger Park. All bedrooms are air-conditioned , equipped with mosquito nets and open onto undercover patios.



Three bedrooms are spacious master suites with freestanding baths and showers. All master suites have king size double beds while the remainder of the bedrooms have single beds and bathrooms with showers. The riverfront master suite opens to an outdoor shower with a view of the Crocodile river.



Upstairs veranda. An expansive upstairs view deck with pub provides breathtaking panoramic views over the Crocodile river and Kruger Park.



Swimming pool and Boma. A rim-flow swimming pool with martini seat has a stunning view over the Crocodile River. The Boma area overlooking the Crocodile river is provisioned with two stainless steel counter-top barbecues and an open fire pit. The lodge also has a gas burner barbeque and a weber barbeque.



Other buildings.

South wing. The south wing comprises:

- Lock up garage for the game viewing vehicle.
- Carport.
- Ranger's office.
- Locker room with shareholders' storage lockers.

East wing. The east wing comprises:

- Four carports.
- Domestic worker's tea room, toilet and shower.

Ranger chalet and carport. The ranger chalet comprises:

- An open plan lounge and kitchen and bedroom with an *en-suite* shower and toilet.
- Carport.

Staff. The lodge is operated with a staff complement comprising a FGASA qualified resident game ranger who is assisted by two full time domestic workers and a gardener. The ranger manages the day to day affairs of the lodge and takes the lodge occupants on game drives through Big 5 territory.



Open Safari Vehicle. Elephant Ridge has its own Open Safari Vehicle licensed for use in Mjejane Game Reserve and the Kruger National Park. The running cost of the vehicle is recovered from the shareholders who have made use of the vehicle according to the kilometers traveled during their respective periods of occupancy. The ranger takes the kilometer readings at the beginning and end of each period of occupation and invoices the respective shareholders accordingly.

Utilities.

Power. Electricity is supplied to the lodge via an Eskom feed to Erf 1. Electricity consumption is read by reserve management and billed accordingly.

Water. Treated water is supplied to the lodge via the Erf 1 water reticulation supply. Water consumption is read by reserve management and billed accordingly. Lodge water is heated via energy saving heat exchange pumps. Emergency back up water is supplied via a 10000 liter JoJo tank and pump. Double filtered water is supplied to the lodge kitchen.

Sewage: Sewage from the lodge enters the Erf 1 sewage reticulation system that feeds into an underground sewage treatment plant on eastern side of Erf 1.

Refuse: Lodge refuse is collected weekly by reserve management.

Air-conditioning. Fully air-conditioned with energy saving inverter air-conditioners.

Legal structure.

Elephant Ridge River Lodge is held by Purple Fountain Properties (Pty) Ltd. The company has 10 shareholders each receiving 5 weeks use per annum. The weeks are allocated according to a booking list which is circulated to the shareholders as soon as school calendars for the forthcoming year have been finalized. The order of booking rotates annually according to a priority list which was established at the first AGM of the company. The company is managed by a very competent Board of Directors elected by the Company's shareholders. The company adheres strictly to the requirements of the Companies Act and its financials are prepared annually by a qualified chartered accountant.

Levies.

The operating costs of the lodge (staff salaries, insurance, electricity, water, reserve levy, DSTV, licenses, cleaning provisions, firewood, laundry, toilet paper, vehicle expenses, inventory replacement and lodge maintenance costs) are covered by the levies received from the shareholders. Each year the shareholders agree a revised

levy budget for the following year. The shareholders have agreed that levies be paid quarterly in advance so that the lodge can meet its ongoing running costs throughout the year.

Bond.

The lodge is not encumbered by any bonds registered over the property.

Wildlife.

Mjejane Game Reserve is open to the entry of wildlife from the Kruger National Park and is home to the same variety of game that is found in the southern section of the Kruger with the exception of sable antelope. Lion, leopard, cheetah and wild dog use the reserve as part of their free roaming territory as do buffalo, elephant and rhino (black and white). Giraffe, waterbuck, kudu, zebra, wildebeest and other small antelope species are common. Dams and rivers are inhabited by hippos and crocodiles. Game found in the bush around the lodge includes waterbuck, duiker, kudu, bushbuck, warthog, baboons, vervet monkeys, serval and leopard. A low level (1m high) hippo fence encircles erf 1 to deter entry by large dangerous game species. However on occasions elephant, buffalo, lion and cheetah have entered Erf 1. Mjejane is Big 5 territory and this is to be expected from time to time. Game reserve management advises owners when dangerous game enters Erf 1.



Low level bridge into the Kruger.

Mjejane Game Reserve has its own low level bridge over the Crocodile River to provide managed direct access into the Kruger National Park for appropriately licensed game viewing vehicles and private SUVs.



This is an once-in-a-lifetime opportunity to acquire a 10% share in what must surely rate as one of Mjejane's most prestigious private riverfront lodges.

Does this look like your kind of place?

If so.....Call Mike Whiting on +27 82 551 5276

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