



3 months **free internet** from date of occupation  
Now offering **rental assist** to investors\*  
Free **rental management** for the first 12 months\*  
**Reduced Green Mortgage interest rates apply\***  
Low monthly shortfalls



# This upmarket lifestyle estate, inspired by village living

One bedroom apartments

**Priced from R879 900**

Kliprivier, Johannesburg South

3 months FREE internet from date of occupation

Transfer and bond fees included – no transfer duty payable

## **APPLIANCE SPECIAL WITH EACH APARTMENT:**

- ✓ Defy Metallic fridge
- ✓ Defy Washing machine / tumble dryer combo
- ✓ Defy Dishwasher



# Thaba-Eco Village offers a new eco-friendly lifestyle

Fitness, entertainment and play areas extend your living space, so you get privacy and exclusivity as well as communal and social spaces with safety, freedom and peace of mind. Each apartment is equipped with the latest in design, aesthetics, functionality and security, further complemented by cutting edge amenities in the Lifestyle Centre which include an indoor gym, bicycle store, cinema, games room, restaurant, playground and a convenience store. We've thought of everything, so you don't have to.





# 6

## Awesome things to do in and around Thaba-Eco Village

- ▶ **Work**  
Johannesburg CBD
- ▶ **Bike**  
Thaba Trails
- ▶ **Entertain the kids**  
Gold Reef City
- ▶ **Explore**  
Klipriviersberg Nature Reserve
- ▶ **T-off**  
Glenvista Country Club
- ▶ **Shopping**  
Panorama Shopping Centre



# Location

Kliprivier, Johannesburg South



## Amenities

### Travel

OR Tambo Airport	36.2km
Johannesburg CBD	13 km
Germiston	23,5 km

### Education

Hartford College	7,6 km
Glenvista High School	2.8 km
Mulbarton Primary School	1.7 km

### Medical






Glenvista Medical Centre	2.6 km
Netcare Mulbarton Hospital	1.4 km
Life Brackenview	6.6 km

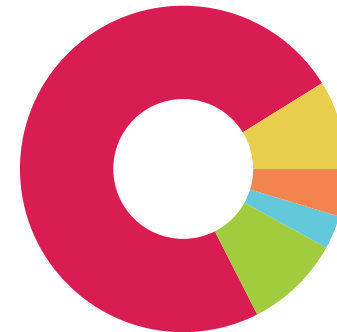
### Recreational activities:

Glenvista Shopping Centre	3 km
Mall of the South	3.5 km
Panorama Shopping Centre	1.1 km

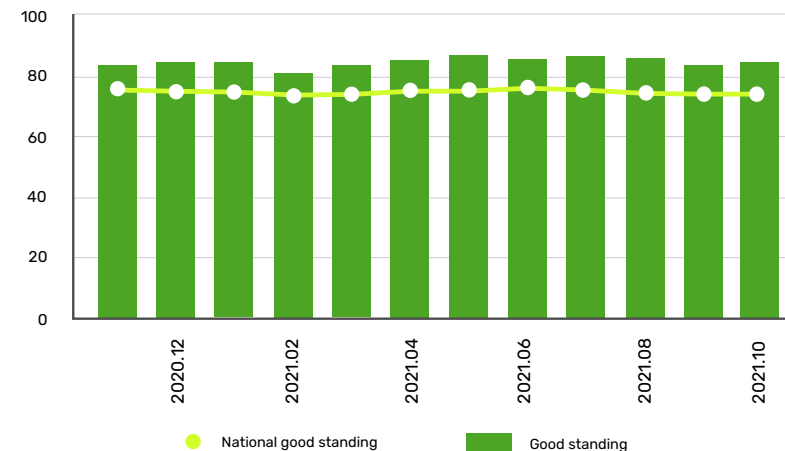
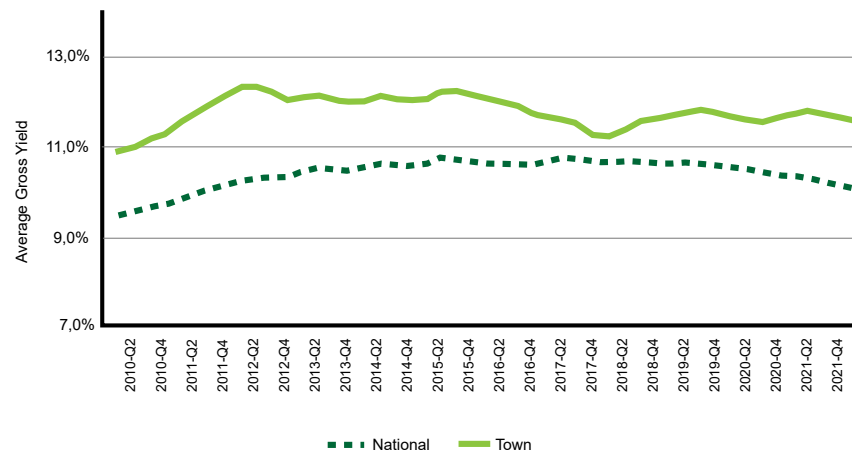


# Tenant Profile Network (TPN) Report shows why Thaba-Eco Village is such a fantastic investment:

Payment trend detail		Suburb	Province	National
Paid on time (POT)		73,08%	57,73%	60,80%
Grace period (GP)		3,58%	3,98%	3,75%
Paid late (PL)		9,31%	10,96%	10,50%
Partial payment (PP)		9,21%	16,23%	15,35%
Did not pay (DNP)		4,82%	11,10%	9,60%
<b>GoodStanding (POT+GP+PL)</b>		<b>85,98%</b>	<b>72,67%</b>	<b>75,05%</b>



## Sectional title property yields and good standing ratio:



# Why invest in Thaba-Eco Village

## Investment benefits

# 8,05%

Gross ROI projected up to **8,05%**

- ✓ Ready for occupation
- ✓ Projected rental income from **R5 900 p/m**
- ✓ **Rental assist to investors\***
- ✓ **Free rental management for the first 12 months\***
- ✓ Up to 100% bond financing available
- ✓ **Reduced Green Mortgage interest rates apply\***
- ✓ Deduct up to **R555 445** against taxable income through Section 13sex tax incentives\*
- ✓ Buy directly from the developer
- ✓ Tenant insurance offered - secure your rental income
- ✓ Transfer and bond registration fees included
- ✓ No transfer duty payable
- ✓ Building insurance & external maintenance covered by levy
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and set up through IGrow Trusts
- ✓ Only R20 000 reservation deposit required (*Refundable should financing not be approved*)

Rental income from:  
**R5 900p/m**

Apartments selling from:  
**R879 900**



# Apartment features

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- ✓ 3 months FREE internet from date of occupation
- ✓ Fibre and DSTV points in living area
- ✓ Defy black under counter electric oven
- ✓ Defy electric hob and extractor fan
- ✓ Defy metallic fridge included
- ✓ Defy washing machine & tumble dryer combo included
- ✓ Defy dishwasher included
- ✓ Pre-paid water and electricity meters
- ✓ Quartz kitchen counter tops with tiled splashbacks
- ✓ Two appliance plumbing points provided for in kitchen
- ✓ Built-in cupboards in all bedrooms
- ✓ Tiled throughout for easy maintenance
- ✓ Modern sanitary fittings and bathroom accessories
- ✓ Modern and bright designer apartments
- ✓ Exclusive gardens to ground floor apartments
- ✓ Spacious balconies to first, second and third floor apartments



# Development features

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- ✓ 24 hour manned security with electrified fencing
- ✓ Biometric access systems
- ✓ Concierge services
- ✓ On-site laundromat
- ✓ Vehicle wash stations
- ✓ Bicycle shop and trails
- ✓ Filling station
- ✓ Various children's play areas
- ✓ Swimming pool
- ✓ Mini sports fields
- ✓ Outdoor fitness areas
- ✓ Squash Court
- ✓ Koppie Park
- ✓ On-site Montessori School
- ✓ Custom designed eco adventure area
- ✓ Green Building Council EDGE Certified
- ✓ Save up to 20% on water and electricity initiatives
- ✓ Eco-friendly waste management systems
- ✓ Solar supplemented electricity
- ✓ Restaurant within Lifestyle Centre - available to deliver to apartments
- ✓ Conference and private work booths
- ✓ Sports fields
- ✓ Five year NHBRC warranty





## Comprehensive end-to-end rental management igrow rentals, our in-house rental managers

- ✓ In-house rental agents and managers
- ✓ Tenant vetting and placement services
- ✓ Rental collection services
- ✓ Ingoing and outgoing inspection services
- ✓ Maintenance service available
- ✓ Rental insurance available - secure your rental income

## Massive tax incentive for investors

Section 13sex of the Income Tax Act applies where up to 55% of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

Enjoy 20 years of tax deductions through Section 13sex.

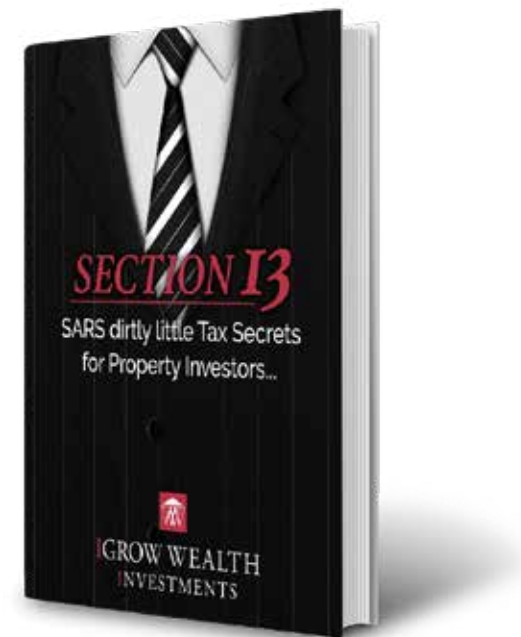


**20**  
years

Tax deduction through  
Section 13sex tax rebates

**55%**

deduction through Section  
13sex tax rebates



Visit our website for more information on this amazing tax incentive.

[www.igrow.co.za](http://www.igrow.co.za)



# Site Development Plan



**Legend:**  
 Selling now

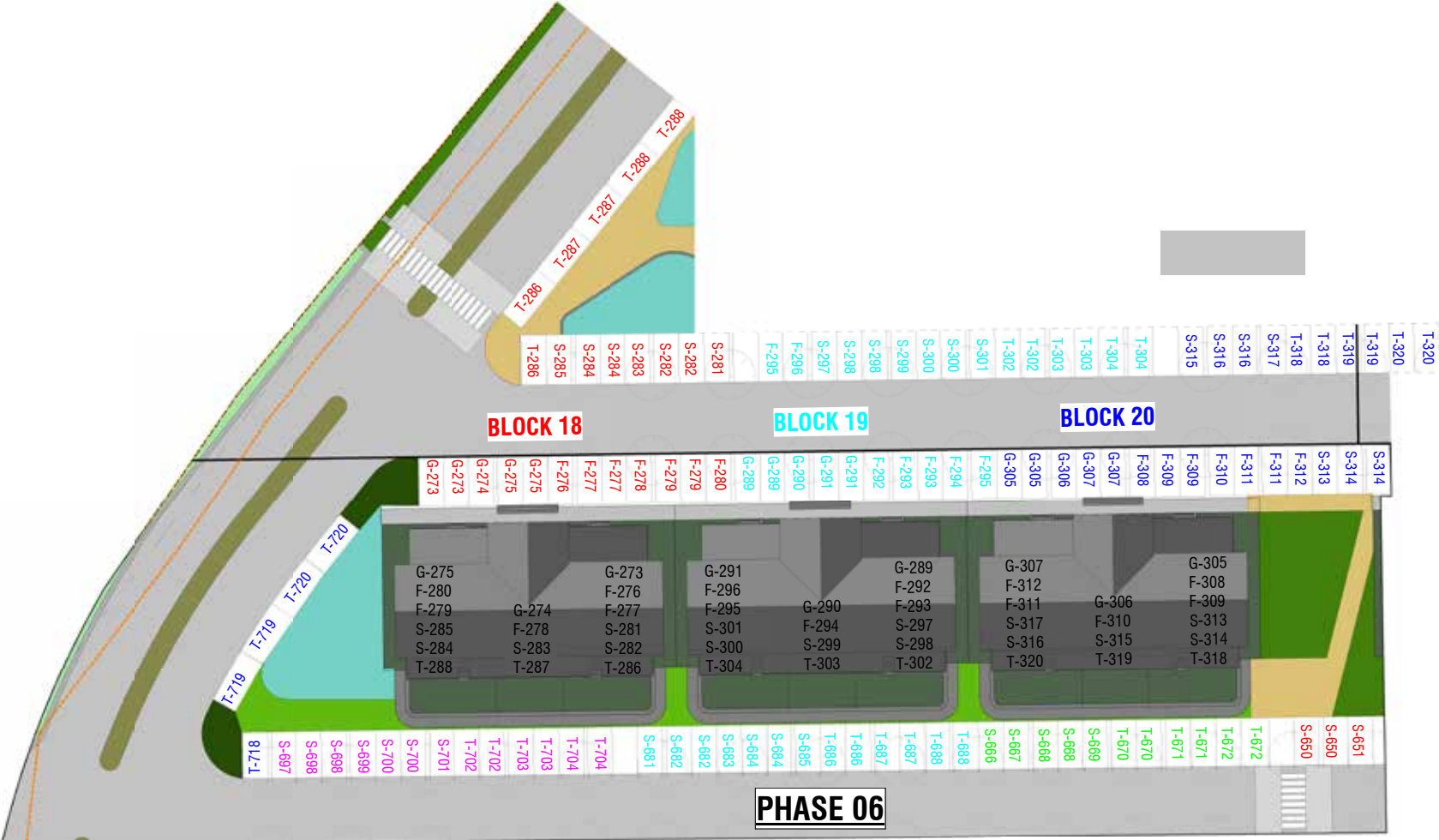


Now Selling





# Block plans - Phase 6





# 1 Bedroom, 1 bathroom apartments

**Priced from R879 900**

Unit size – 39m<sup>2</sup> -62m<sup>2</sup>

One covered parking bay allocated to each apartment

**3 months FREE internet from occupation**

Bond and transfer fees included

**Rental assist offered to investors\***

**Free rental management for the first 12 months\***

Projected rental income from R5 900 p/m
Projected monthly levy R490 p/m
Projected monthly rates R363 p/m
Projected monthly bond repayment @30yr, 9% - R7 080
<b>Est. monthly shortfall : R-2 033 p/m</b>





## Get in Touch

IGrow is a group of property investment companies which assists property investors to achieve financial independence by building lasting wealth through high-performing property portfolios.

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