



TRUE NORTH

ESTATE

SINOVILLE, PRETORIA, GAUTENG

One and two bedroom apartments

Best price guaranteed - Selling from R619 000





About True North

SINOVILLE, PRETORIA, GAUTENG

One and two bedroom apartments

Sinoville is in the lush northern suburbs of Pretoria and lies to the east of the Wonderboom, on the northern slopes of the magnificent Magaliesberg mountains. The development is within walking distance to an array of local schools as well as the Sinoville Shopping Centre.

True North apartments can be seen as the perfect place to move forward in life. As you are on the right path and aspire to achieve more, you have arrived and can prosper to even greater things right here in True North.



Ideally priced buy-to-let investment



Priced from **R619 000**

Buy 5 and claim up to R2 376 000 in tax incentives*

High rental demand node

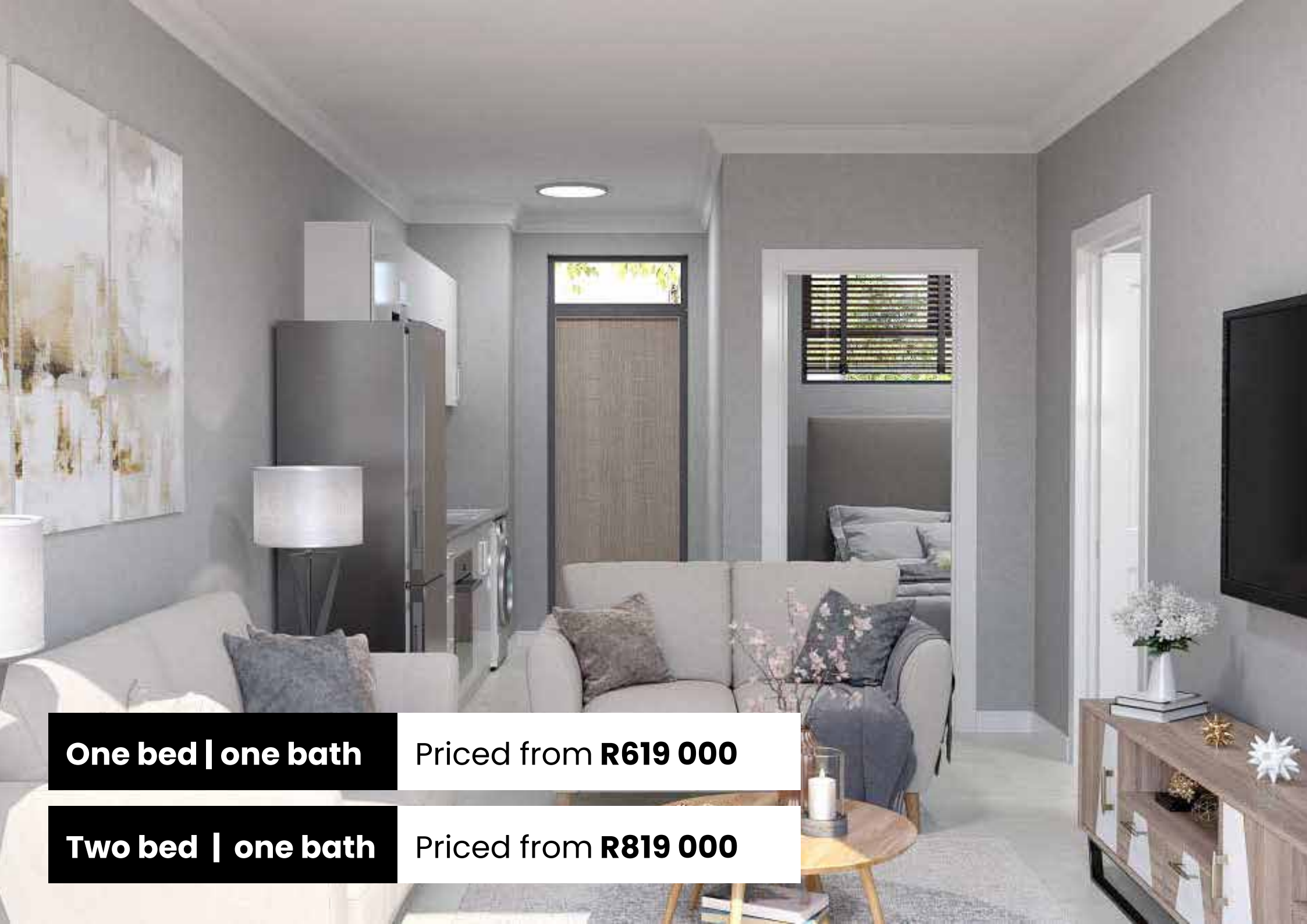
Shortfalls from only R1 930

24 hour manned security estate

Low monthly levies

Bond and transfer fees included

Well established neighbourhood



One bed | one bath

Priced from **R619 000**

Two bed | one bath

Priced from **R819 000**



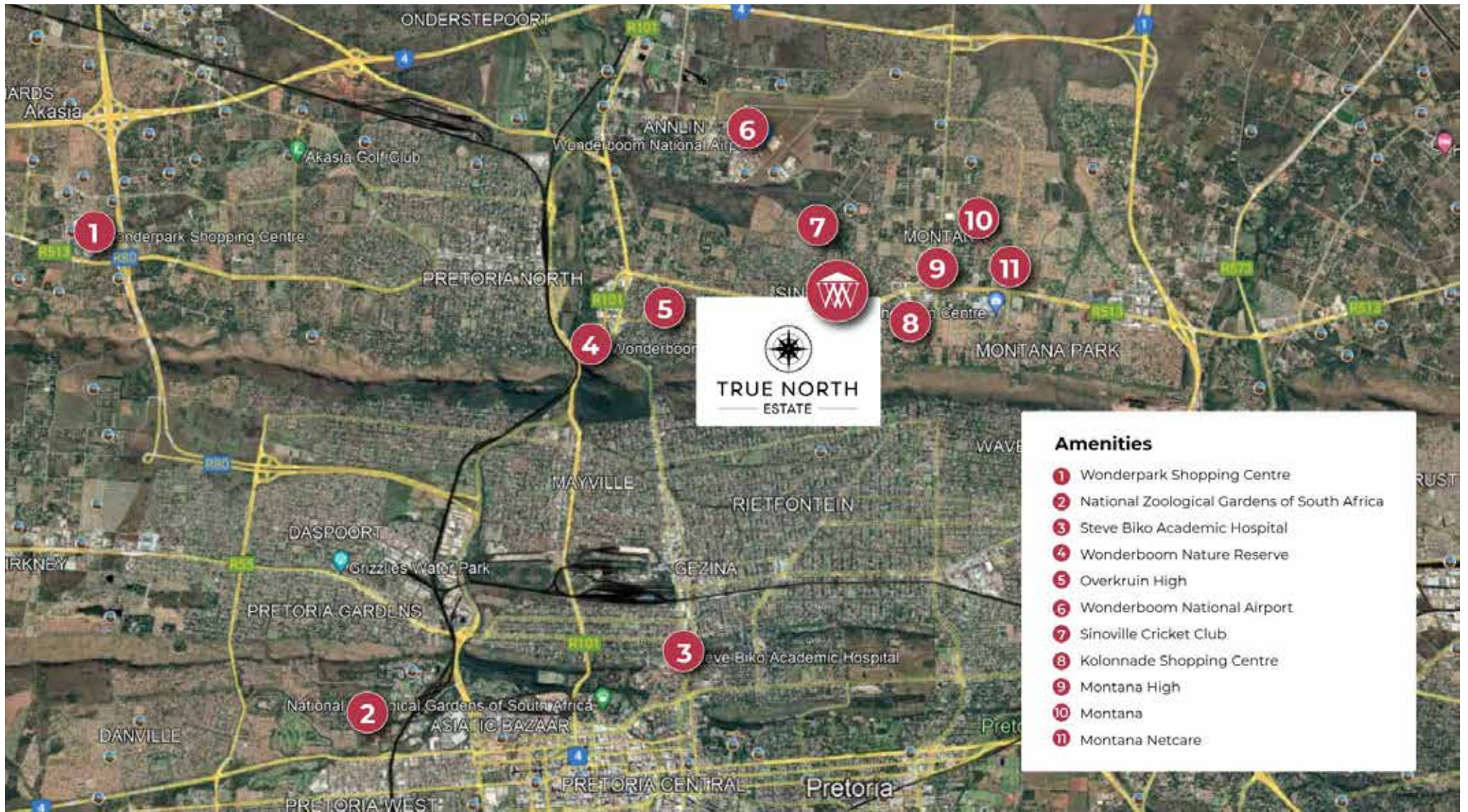
True North Entrance

Mirca Street

Antun Street

Jose Street





Amenities

Travel

Wonderboom Airport	8,4 km
Pretoria CBD	12 km
Menlyn	19 km

Education

Montana High School	3 km
Stephanus Roos Primary School	450m
University of Pretoria	17,8 km

Medical

Netcare Montana	3 km
Life Eugene Marais Hospital	8,2 km
Clicks Pharmacy	800m

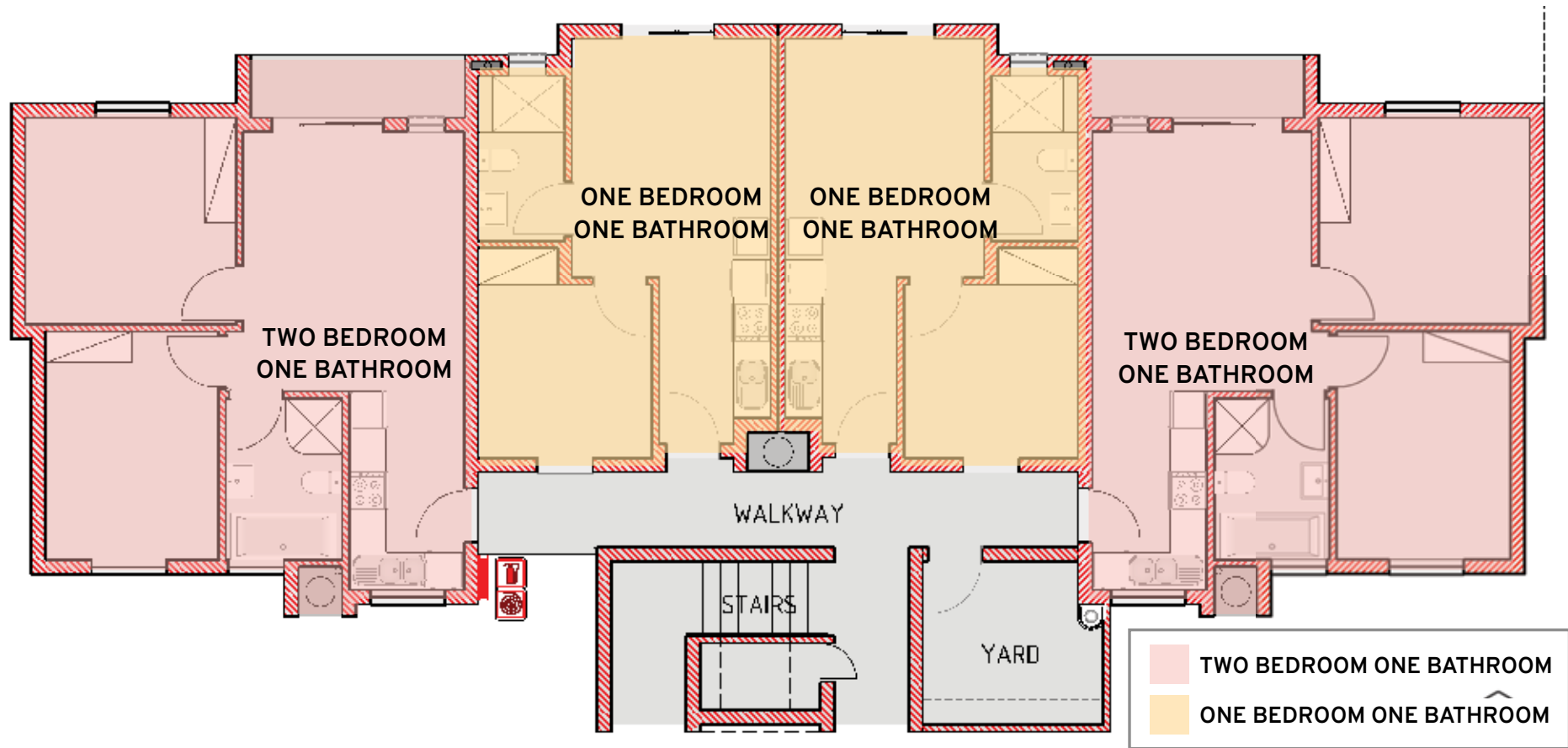
Recreational activities

Sinoville Centre	800m
Sinoville Cricket Club	1,5 km
Wonderboom Nature Reserve	3,2 km

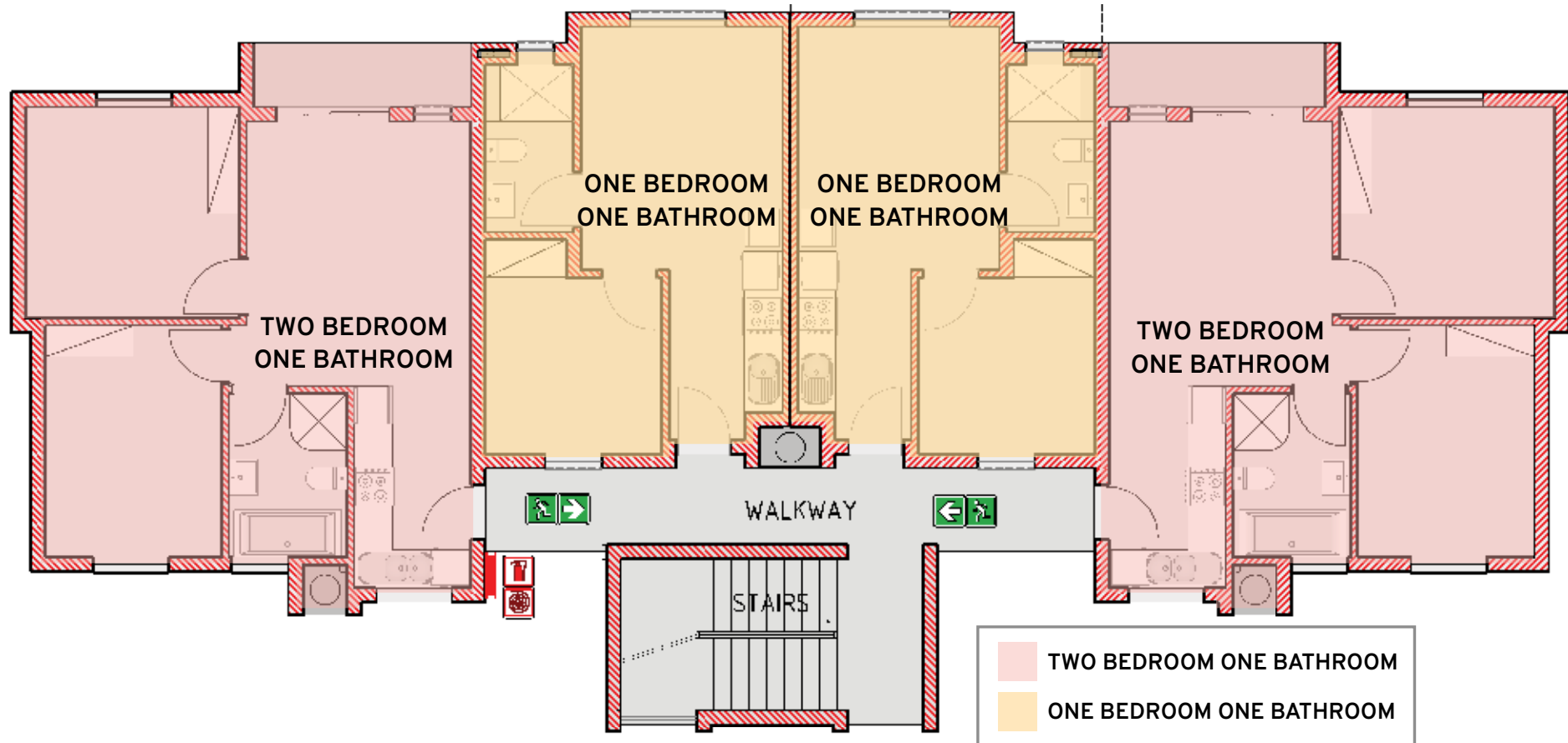




Typical ground floor plan



Typical first and second floor plan



One bedroom apartment

Priced from **R619 000**



1 Bed



1 Bath



1 Carport

One carport parking per apartment

Bond & transfer fees included

Unit size (no patio / balcony)

34.32m²

Projected rental income from

R4 700 p/m

Projected monthly bond repayment @30yr, 9.75%

R5 318

Projected monthly levy

R564

Projected monthly rates

R207

Est. monthly shortfall

R1 930



Two bedroom apartment

Priced from **R819 000**



2 Bed



1 Bath



1 Carport

One carport parking per apartment

Bond & transfer fees included

Unit size (incl. patio / balcony) **59.72m²**

Projected rental income from **R6 200 p/m**

Projected monthly bond repayment @30yr, 9.75% **R7 036**

Projected monthly levy **R958**






Projected monthly rates **R350**


Est. monthly shortfall **R2 858**



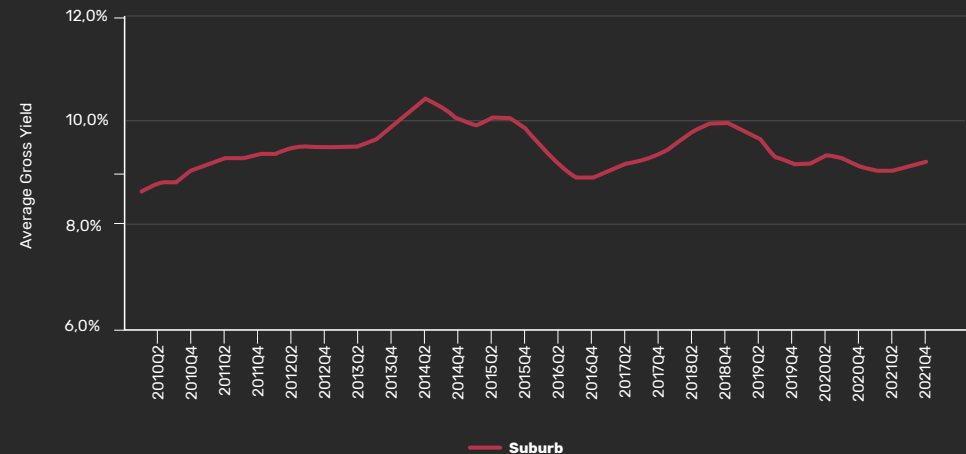
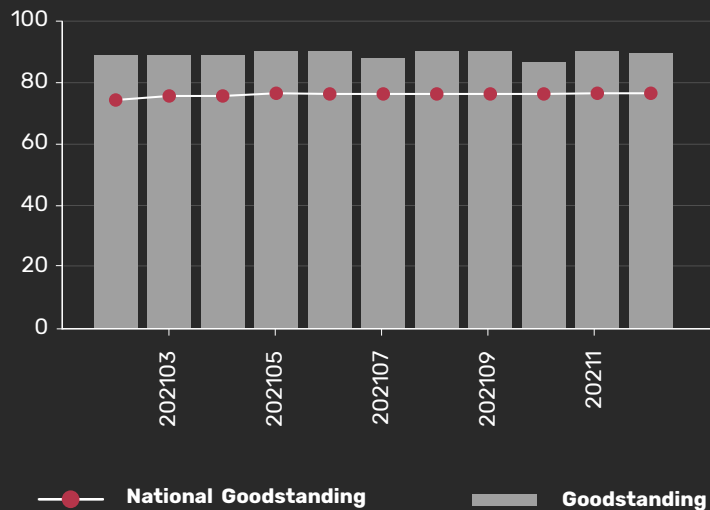


Tenant Profile Network (TPN) Report shows why True North is such a fantastic investment:

Payment Trend Details		Suburb	Province	National
Paid on time		76,86%	58,44%	61,48%
Grace period		1,89%	4,12%	3,87%
Paid late		9,52%	11,07%	10,57%
Partial payment		8,82%	15,69%	14,84%
Did not pay		2,90%	10,68%	9,24%
GoodStanding (POT+GP+PL)		88,28%	73,63%	75,92%



Property transactions and good standing ratio:



Investment benefits

- ✓ Gross rental yields up to **9,11%**
- ✓ **Buy 5 and claim up to R2 376 000 in tax incentives***
- ✓ Bond and transfer fees included (excl bank initiation fee)
- ✓ **Save up to R60 000** in attorney fees
- ✓ No transfer duty payable
- ✓ Buy directly from the developer
- ✓ Up to 100% bond financing available
- ✓ High rental demand node
- ✓ **Rental income projected starting from R4 700 to R6 200 per month**
- ✓ Low monthly levies
- ✓ IGrow Rentals will place and manage your tenant for you
- ✓ Tenant insurance offered - secure your rental income
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ R10 000 reservation deposit required (refundable should financing not be approved)
- ✓ **Occupation projected from mid 2023**

Rental income from:

R4 700 p/m

Apartments selling from:

R619 000





Apartment features

- ✓ Sunny north facing apartments
- ✓ Fibre installed to all units (activation fee excluded)
- ✓ Granite kitchen countertops
- ✓ Built-in oven and hob
- ✓ Built-in cupboards to bedrooms and kitchens
- ✓ Aluminium windows and sliding doors for low maintenance
- ✓ Tiled throughout for low maintenance
- ✓ 100 litre geysers fitted to each apartment
- ✓ Water meters installed to each apartment for accurate billing
- ✓ Pre-paid electricity meters to each apartment
- ✓ Modern sanitary finishes
- ✓ Building insurance covered by levy
- ✓ Two bedroom apartments come with a full bathroom
- ✓ Patio's / balconies to two bedroom apartments
- ✓ One carport parking per apartment

Development features

- ✓ Well designed village styled individual blocks of 12 apartments each
- ✓ Large landscaped garden areas
- ✓ Communal braai facilities and kids play areas
- ✓ Provision for 24 hour manned security within levy
- ✓ Access control with guardhouse facilities
- ✓ Perimeter wall with electrified fencing
- ✓ Centrally located to all amenities
- ✓ Well established neighbourhood
- ✓ On public transport routes



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.

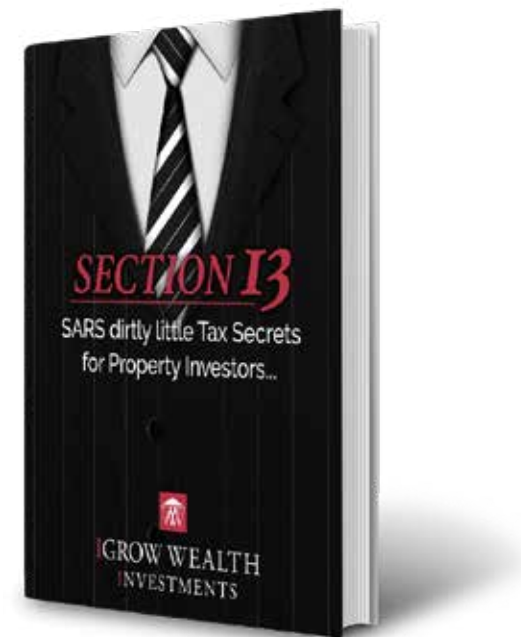


20
years

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






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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.

Contact us for more information:

info@igrow.co.za

CAPE TOWN: +27 (0)21 979 2501

PRETORIA: +27 (0)12 943 0201

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