

BLACK  
BRICK

# SANDTON 2





SANDTON CITY

THE MICHELANGELO TOWERS

NELSON MANDELA SQUARE

SANDTON CONVENTION CENTRE

MOMENTUM METROPOLITAN BUILDING

RADISSON BLU HOTEL

GAUTRAIN STATION SANDTON

OLD MUTUAL PLACE

BENMORE ROAD

BLACKBRICK SANDTON 2

BLACK BRICK

ENGEN HEAD OFFICE

RIVONIA DRIVE

STELLA STREET

# INTRODUCING SANDTON 2 APARTMENT HOTEL DEVELOPMENT

EXISTING UNITS, TENANT READY

BUY NOW TAKE TRANSFER IN 2 MONTHS FROM TODAY

## STUDIO

PRICED AT R1 245 000

R75 000 RENTAL ASSIST  
TO INVESTORS\*

10,43% GROSS ROI

## 1 BEDROOM

PRICED AT R1 295 000

R60 000 RENTAL ASSIST  
TO INVESTORS\*

10,56% GROSS ROI

NO TRANSFER FEES | NO BOND REGISTRATION FEES

OWN FROM ONLY R12 092 PM\* | \*CALCULATED AT 11,25% OVER 30 YEARS

R10 000 DEPOSIT



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## RETURN ON INVESTMENT

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**HIGH RENTAL DEMAND APARTMENTS AVAILABLE**

**MONTHLY CONTRIBUTIONS YEAR 1 FROM BELOW R4 373\***

(30-YEAR\* bond term 11,25% interest)

**TENANTS SOURCED, VETTED AND PLACED FOR YOU**

# INVEST IN SOUTH AFRICA'S FASTEST GROWING APARTHOTEL BRAND

Blackbrick Hotels & Apartments is an investor-focused development group where you can buy residential apartments or hotel apartments with flexible management solutions giving you superior returns and capital growth



## SANDTON 1

25 FREDMAN DRIVE

208 APARTMENTS



## BEDFORDVIEW

24 JOHNSON ROAD

254 APARTMENTS



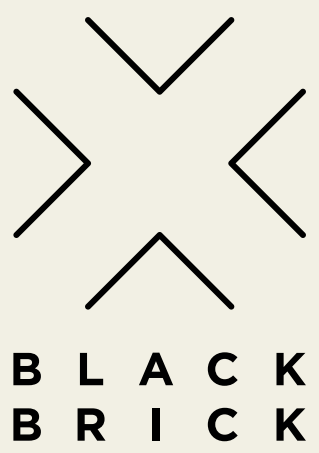
## CAPE TOWN

6 SAINT GEORGE'S MALL

100 APARTMENTS



**TWO BUILDINGS TOGETHER DOMINATING SANDTON**



**900M FROM  
JOHANNESBURG STOCK EXCHANGE**

**CENTRALLY POSITIONED WITH QUICK  
ACCESS TO THE GAUTRAIN STATION SANDTON**

**WITHIN WALKING DISTANCE OF SANDTON  
CONVENTION CENTRE, SANDTON CITY  
& NELSON MANDELA SQUARE**

**THE PERFECT BUSINESS LOCATION**

# Amenities

## Travel

Johannesburg Stock Exchange	900m
Gautrain station Sandton	1km
Sandton Convention Centre	650m
OR Tambo International Airport	31km

## Education

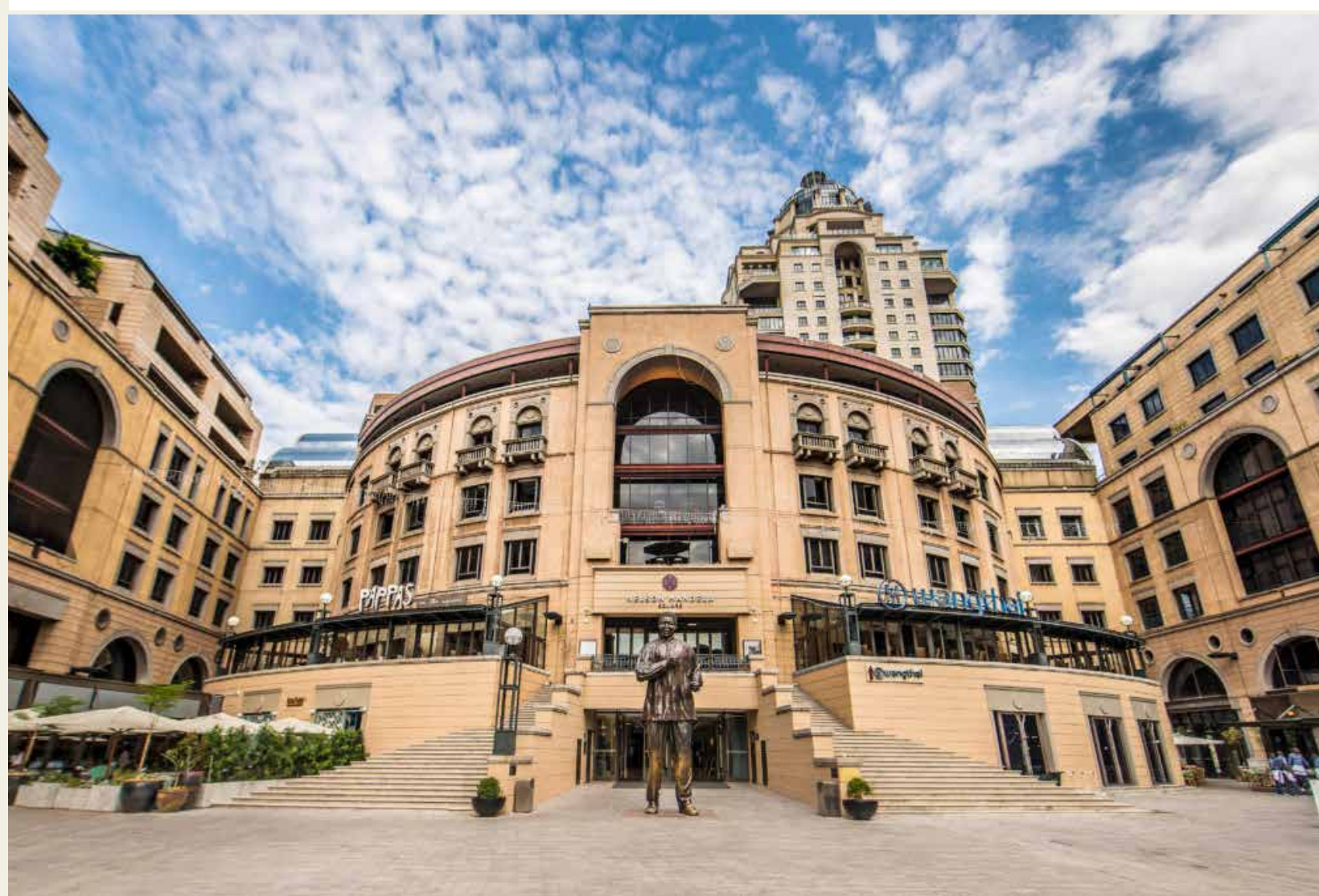
Montrose Primary School	2,5km
Hyde Park School	4,5km
The IIE's Varsity College Sandton	2,5km

## Medical

Morningside Mediclinic	600m
Sandton Clinic	2.4km
Morningside 24hour dispensary	5.8km

## Recreation & Shopping

Sandton City & Nelson Mandela Square	600m
Wanderers Golf Club	4,2km
Innesfree Park	4,1km





**FROM R1 245 000 | GROSS RENTAL YIELDS UP TO 11,15%\***  
**FULLY MANAGED | LIMITED INVESTMENT APARTMENTS REMAINING**

\* GROSS ROI EXCL LEVIES AND RATES



**TIMES HAVE CHANGED AND THE YOUTH WHO DRIVE  
OUR ECONOMY TODAY LIVE DIFFERENTLY**

**ITS ALL ABOUT WELL-DESIGNED COMPACT PERSONAL SPACES WITH  
BIG AMENITIES AND FACILITIES WHERE THEY CAN LIVE THEIR SOCIAL LIVES**

**THIS REDUCES THEIR COSTS AND GIVES THEM THE LOCK-UP-AND-GO  
FLEXIBILITY THEY NEED TO BE MOBILE AND FEEL FREE**

**THIS IS THE FREEDOM GENERATION**

**COMPACT PERSONAL SPACE BIGGER ON FACILITIES**

# INVESTMENT BENEFITS

- ✓ Up to R75 000 rental assist to investors\*
- ✓ Gross rental yields up to 11,02%
- ✓ Bond and transfer fees included (excl bank initiation fee)
- ✓ Save up to a R71 000 in attorney fees
- ✓ Up to 100% bond financing available
- ✓ Buy directly from the developer
- ✓ No transfer duty payable
- ✓ Deduct up to R712 250 against taxable income through Section 13sex tax incentives\*
- ✓ Consistent high rental yield neighbourhood
- ✓ Rental income starting from R8 500 to R9 500 (excluding cash back)
- ✓ IGrow Rentals will manage your tenant for you
- ✓ Tenant insurance offered - secure your rental income
- ✓ Investors get access to Blackbrick amenities and discounts within the network
- ✓ Ready for occupation December 2022
- ✓ 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)





## APARTMENT FEATURES

- ✓ Trendy, well designed apartments
- ✓ High speed fibre installed to all units (activation excluded)
- ✓ Quartz kitchen countertops with ample cupboard space
- ✓ Ceramic glass hob, oven and extractor fan
- ✓ Washing machine/dishwasher point in kitchen
- ✓ Modern, quality sanitary finishes throughout
- ✓ Tiled throughout for low maintenance (600 x 600 tile)
- ✓ Centralised, energy efficient, heatpump hot water system
- ✓ Hot and cold water meters installed to each apartment
- ✓ Pre-paid electricity meters to each apartment
- ✓ Building insurance covered by levy
- ✓ Concierge services available
- ✓ State-of-the-art security

# DEVELOPMENT FEATURES

- ✓ Excellent location within the hub of Sandton CBD
- ✓ Luxury aparthotels with rooftop pool and restaurants
- ✓ Walking distance to the Gautrain station - 1 km
- ✓ Johannesburg Stock Exchange only 650m away
- ✓ Sandton City and Nelson Mandela Square only 600 m
- ✓ Two restaurants
- ✓ 100-seater cinema with event programs
- ✓ Parking for every apartment
- ✓ Co-working spaces
- ✓ Boxing Gym
- ✓ Boardrooms available to book
- ✓ Zoom Pods with internet access
- ✓ Lounge areas for meetups
- ✓ Yoga studio
- ✓ In-house laundromat facilities
- ✓ High-speed wifi





# INVEST IN THE HEART OF SANDTON AND JOIN BLACKBRICK'S GROWING NETWORK OF HOTELS, RESIDENCES AND RESORTS



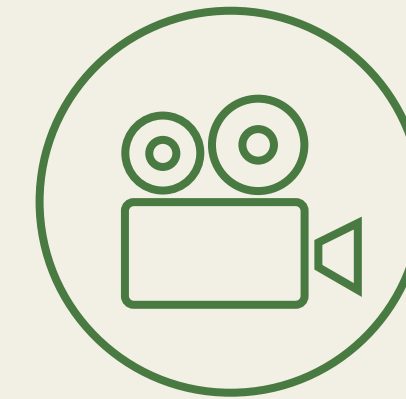
ROOFTOP POOL



OCCUPATION  
END 2022



TWO RESTAURANTS



100-SEATER CINEMA



PARKING FOR  
EVERY UNIT



CO-WORKING  
SPACES



BOXING GYM



CONSTRUCTION  
ALREDY COMMENCED

## AND MUCH MORE

CLUBHOUSE | ROOFTOP BAR | OUTDOOR CINEMA | BOARDROOMS | ZOOM PODS | LOUNGES  
YOGA | IN-HOUSE LAUNDROMAT | HIGH-SPEED WIFI

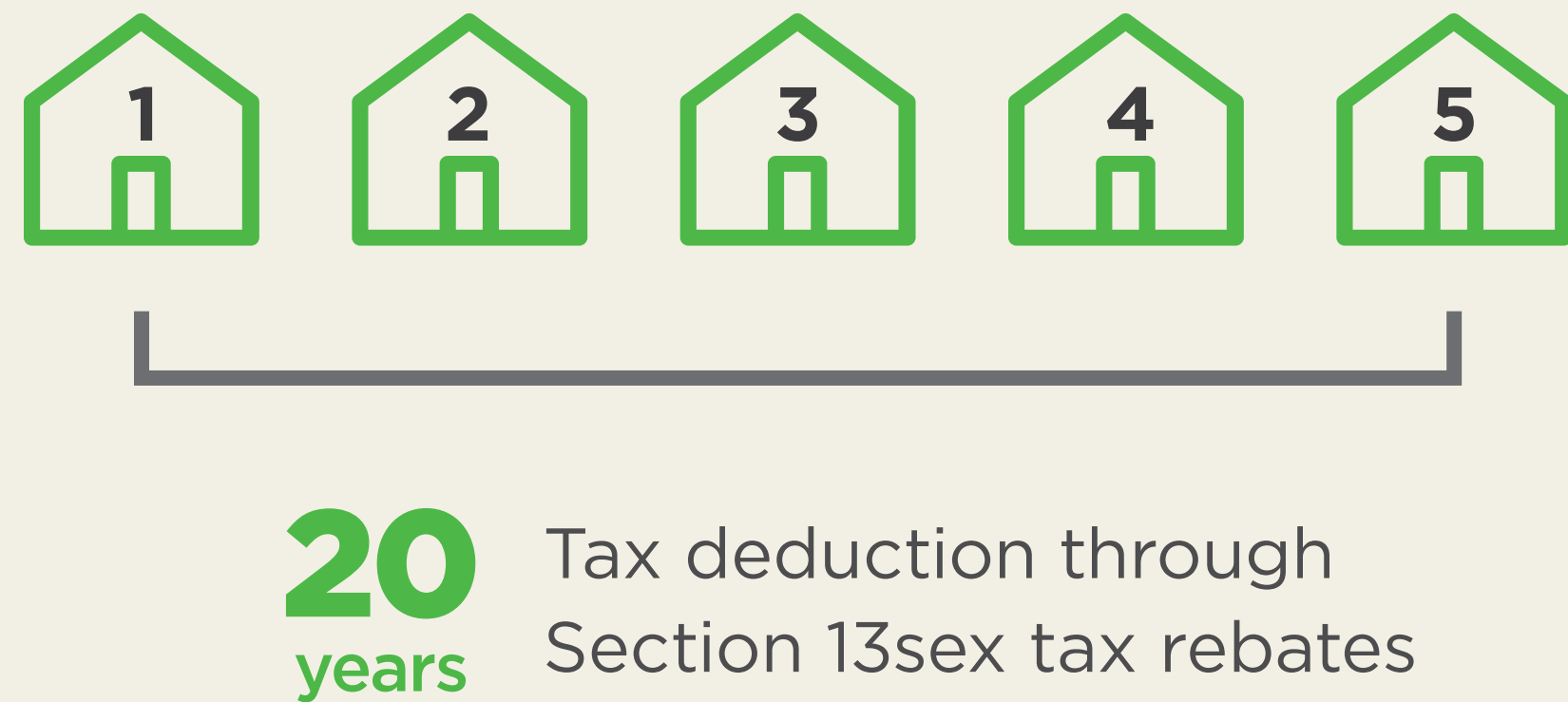
# DEVELOPMENT FEATURES

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

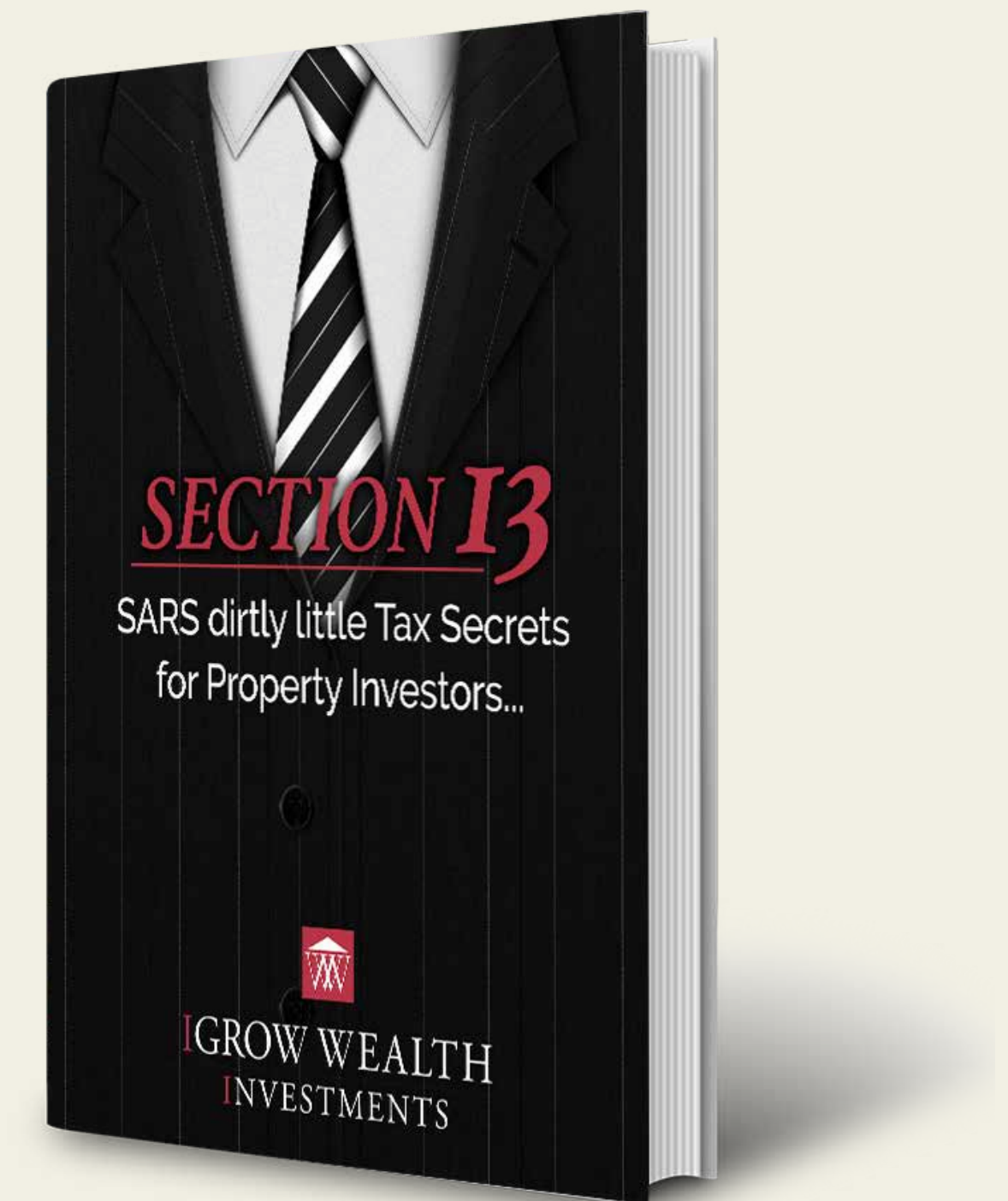
- ✓ In-house rental agents and managers
- ✓ Tenant vetting and placement services
- ✓ Rental collection services
- ✓ Ingoing and outgoing inspection services
- ✓ Maintenance service available
- ✓ Rental insurance available - secure your rental income

## 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.

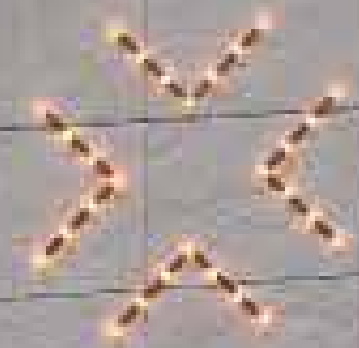


**55%**  
deduction through  
Section 13sex tax  
rebates



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

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



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22 Fredman Drive





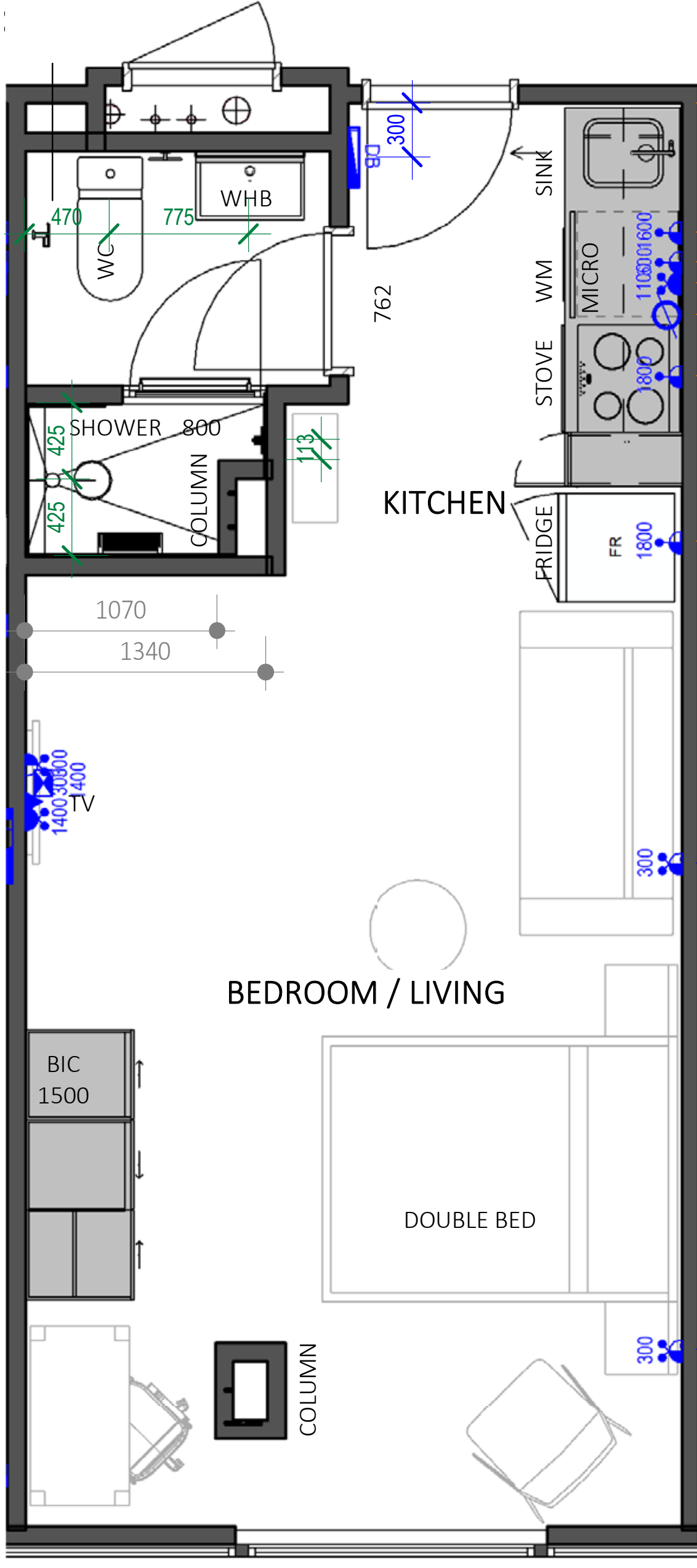
# Studio A11

Priced at **R1 245 000**

1 Bed
1 Bath
1 Parking

- No balcony
- One parking allocated
- Bond and transfer fees included

Average unit size	<b>27m<sup>2</sup>-30m<sup>2</sup></b>
Projected rental income from	<b>R8 500 p/m</b>
Projected monthly bond repayment @30yr, 11.25%	<b>R12 092</b>
Projected monthly levy	<b>R1 020</b>
Projected monthly property rates	<b>R548</b>
City effluent charge	<b>R560</b>
Rental assist*:	<b>R75 000</b>
Est. year 1 monthly contribution incl. rental assist	<b>R4 373</b>





# One bedroom, one bathroom A10

## Priced at **R1 295 000**

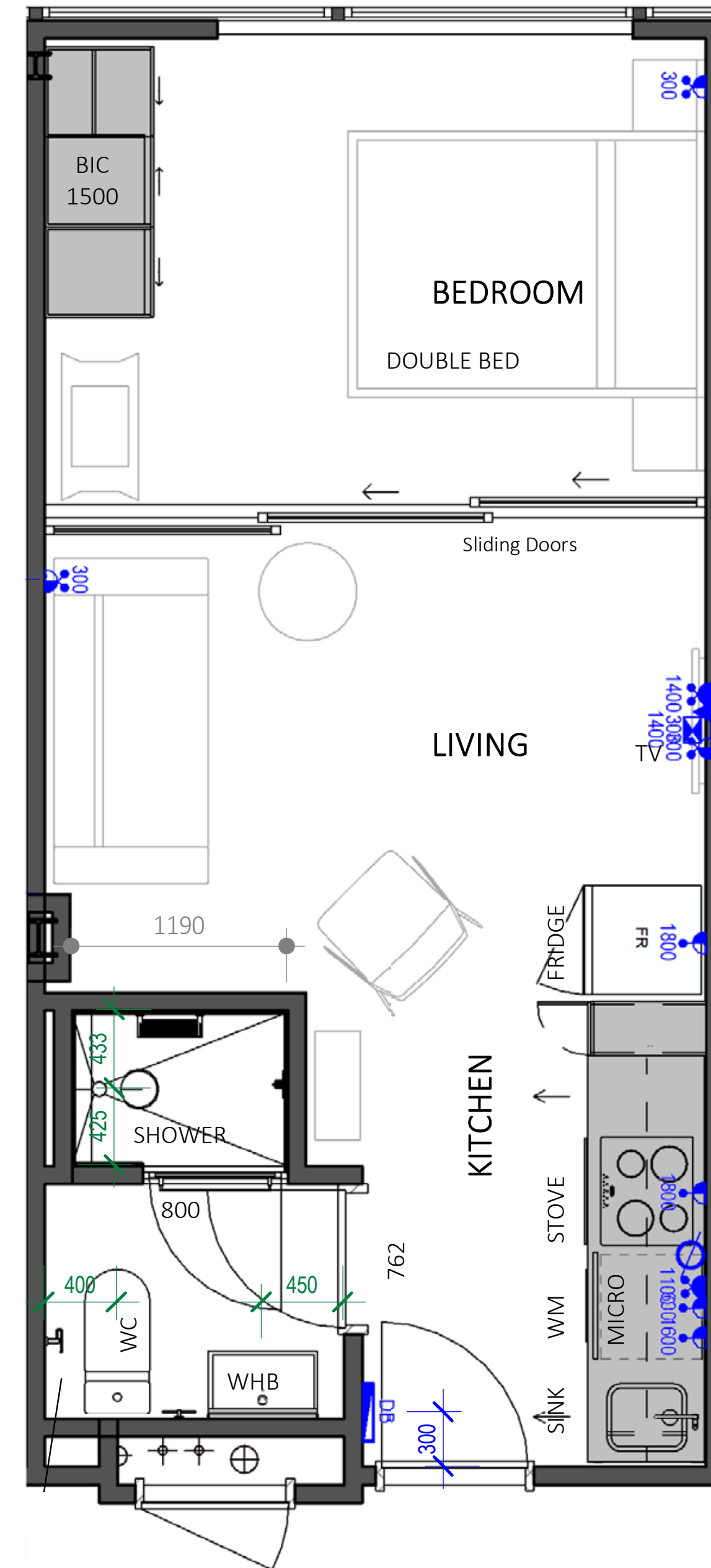


**No balcony**

**One parking allocated**

**Bond and transfer fees included**

Average unit size	<b>30m<sup>2</sup></b>
Projected rental income from	<b>R9 500 p/m</b>
Projected monthly bond repayment @30yr, 11.25%	<b>R12 578</b>
Projected monthly levy	<b>R1 028</b>
Projected monthly property rates	<b>R578</b>
City effluent charge	<b>R560</b>
Rental assist*:	<b>R60 000</b>
Est. year 1 monthly contribution incl. rental assist	<b>R4 429</b>





# One bedroom, one bathroom B3

## Priced at **R1 295 000**



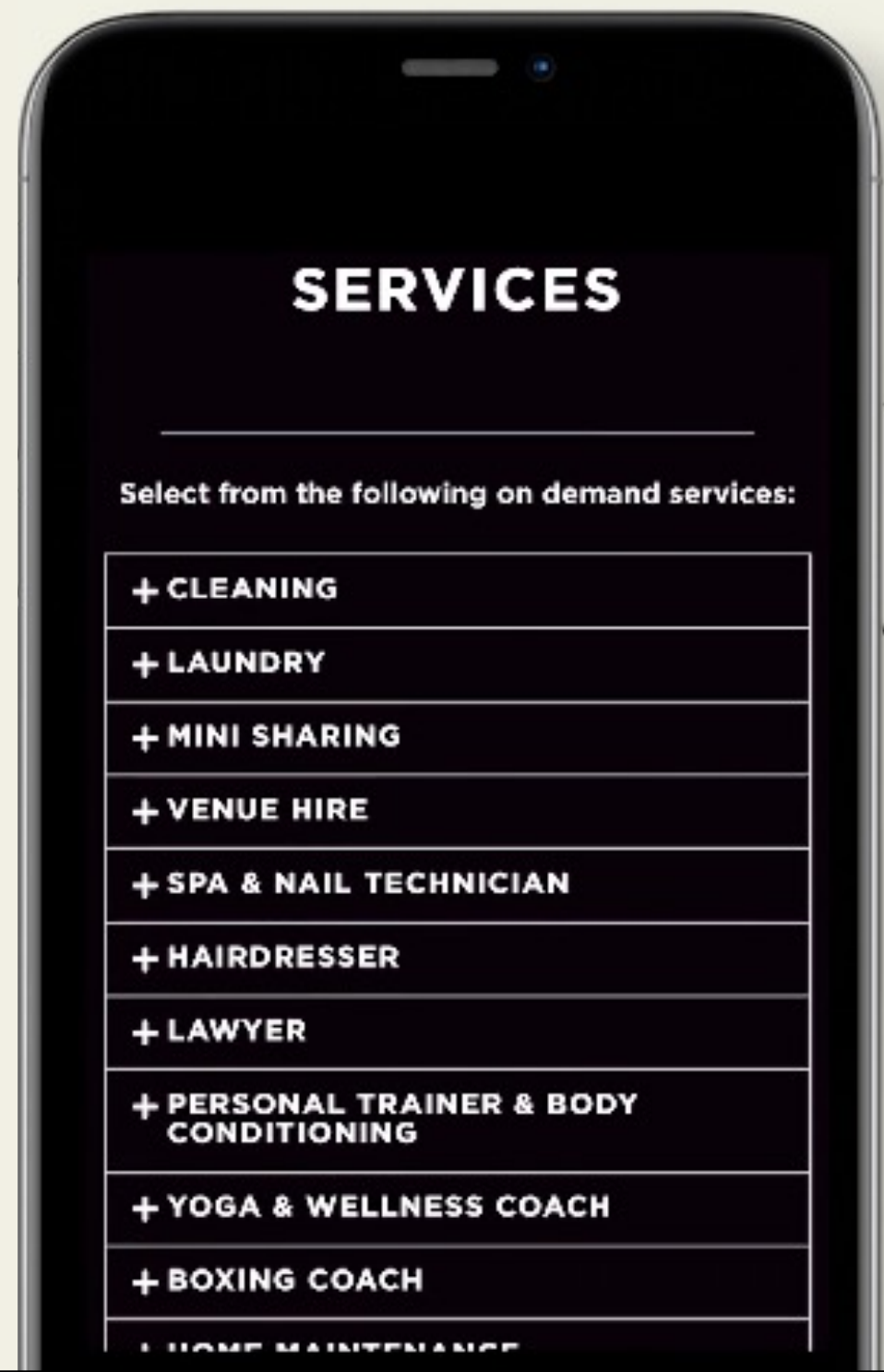
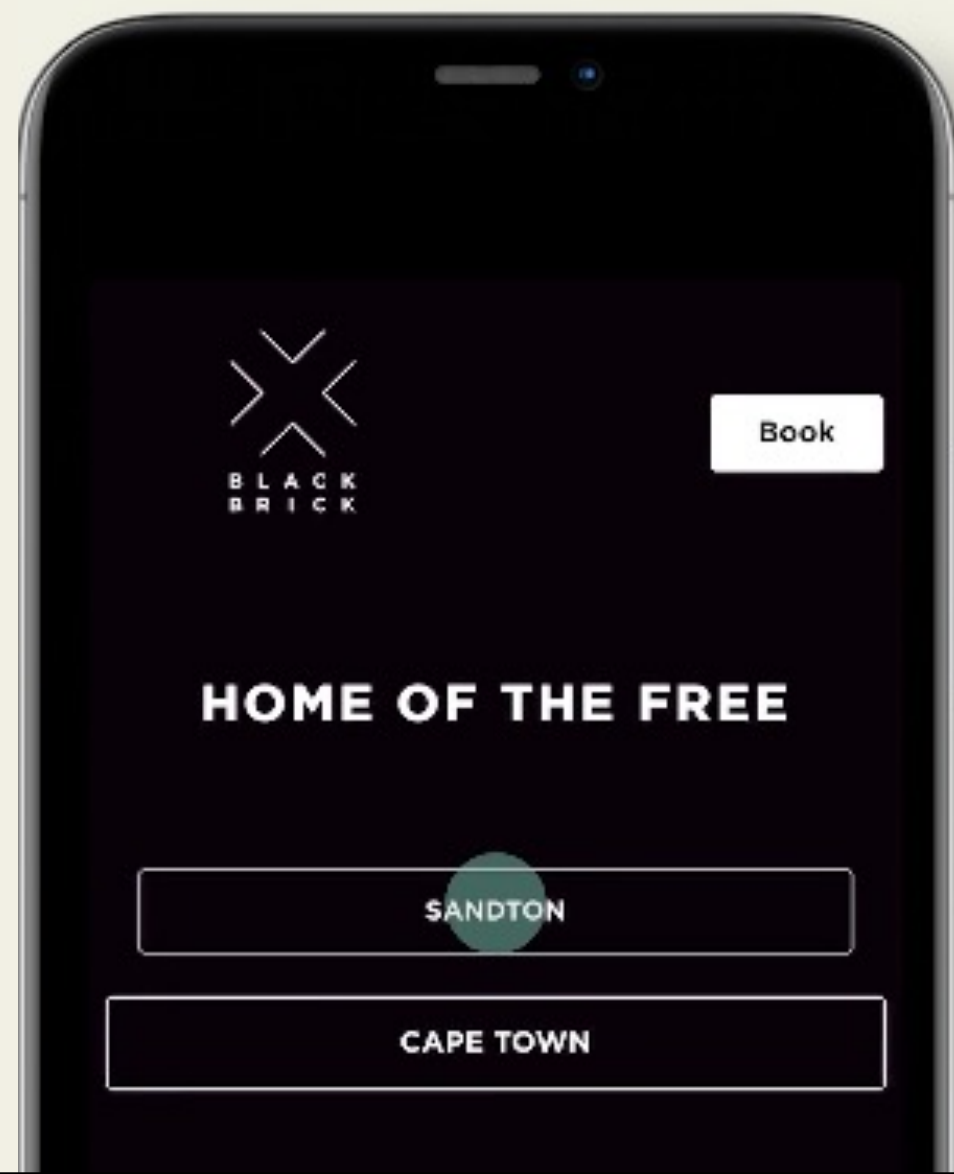
**No balcony**

**One parking allocated**

**Bond and transfer fees included**

Average unit size	<b>32m<sup>2</sup></b>
Projected rental income from	<b>R9 500 p/m</b>
Projected monthly bond repayment @30yr, 11.25%	<b>R12 578</b>
Projected monthly levy	<b>R1 088</b>
Projected monthly property rates	<b>R578</b>
City effluent charge	<b>R560</b>
Rental assist*:	<b>R60 000</b>
Est. year 1 monthly contribution incl. rental assist	<b>R4 497</b>





# MEET AGENT X

- IN ROOM CONTROL
- ON-DEMAND SERVICES
- EVENT CALENDARS
- PROGRAM NOTIFICATIONS
- FACILITIES
- SERVICES
- EXPERIENCES
- MANAGE YOUR BOOKING
- ORDER FOOD & DRINK
- NEIGHBOURHOOD NAVIGATION
- BOOK YOUR FLIGHTS
- CHAT TO US





# **AS AN OWNER YOU GET BENEFITS EVEN IF YOU DON'T LIVE HERE**

- 1. YOU GET 15% OFF ON ALL HOTEL BOOKINGS IN OUR NETWORK**
- 2. YOU ARE ABLE TO ACCESS ALL OF OUR CLUB FACILITIES NATIONWIDE.**

**OWNER MEMBER BENEFITS**



# IGROW

DEVELOPED BY INDUSTRY LEADERS

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SETSO  
Property Fund



## 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**

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