



CLEARWATER  
VILLAGE



**INVESTMENT OPPORTUNITY**

Brentwood Park | Benoni, Gauteng

# WHY INVESTING IN CLEARWATER VILLAGE IS A GREAT DEAL

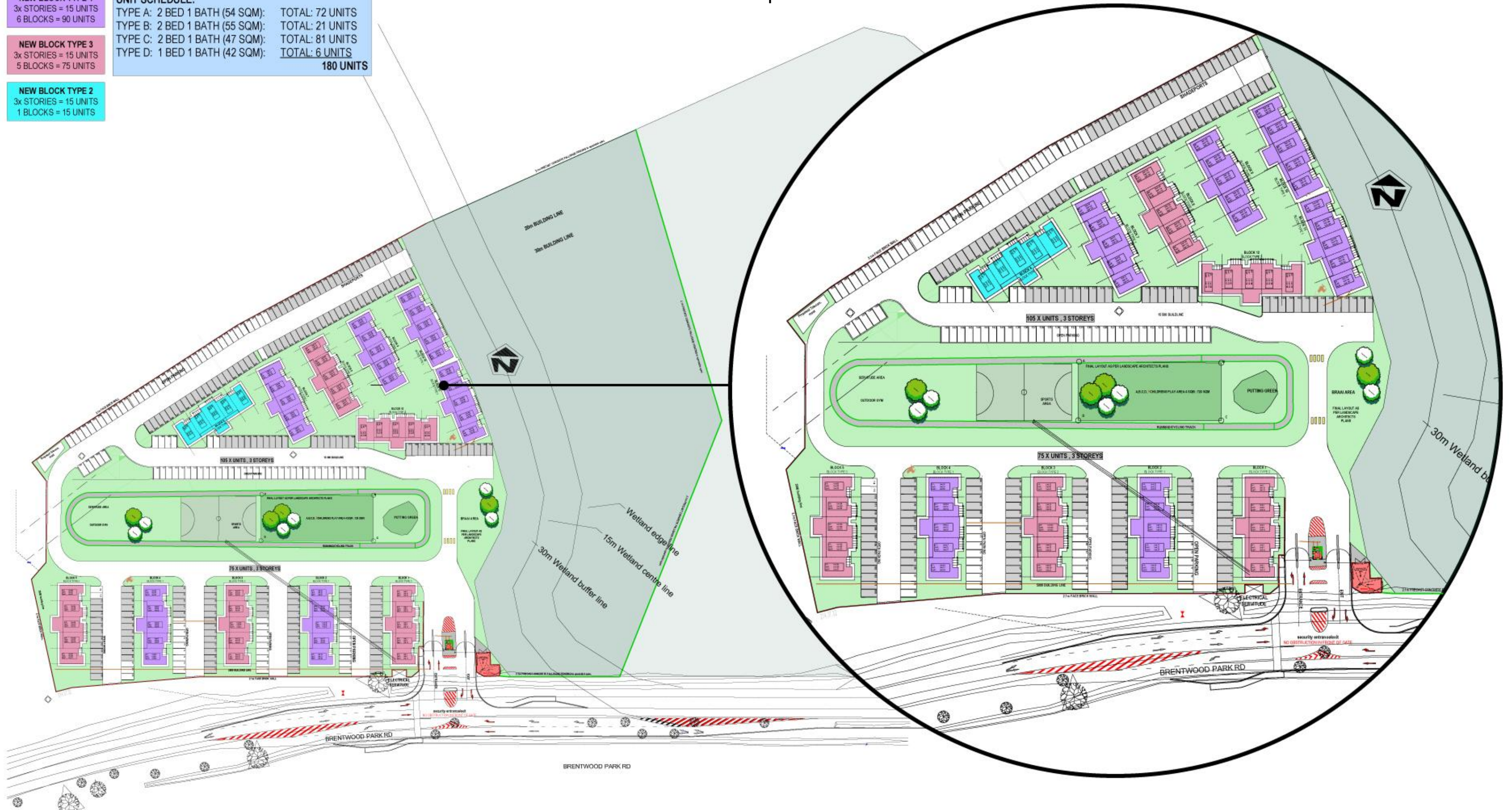
- ✓ Buy your property at **2020 prices!**
- ✓ **No attorney fees** payable – saving you R28 700
- ✓ Benefit on ~ **10% capital appreciation** over the next year while your apartment is being built
- ✓ **Pay nothing for the next 18 months** – while your apartment is being built
- ✓ **Secure estate** with full recreational facilities
- ✓ Exceptional quality finishes
- ✓ Make plus **R290 000 in equity growth**
- ✓ One of the **best developments** on offer in the IGrow portfolio



# SITE DEVELOPMENT PLAN

Total number of apartments = 180

<b>NEW BLOCK TYPE 1</b> 3x STORIES = 15 UNITS 6 BLOCKS = 90 UNITS	<b>UNIT SCHEDULE:</b> TYPE A: 2 BED 1 BATH (54 SQM): TOTAL: 72 UNITS TYPE B: 2 BED 1 BATH (55 SQM): TOTAL: 21 UNITS TYPE C: 2 BED 1 BATH (47 SQM): TOTAL: 81 UNITS TYPE D: 1 BED 1 BATH (42 SQM): TOTAL: 6 UNITS <b>180 UNITS</b>
<b>NEW BLOCK TYPE 3</b> 3x STORIES = 15 UNITS 5 BLOCKS = 75 UNITS	
<b>NEW BLOCK TYPE 2</b> 3x STORIES = 15 UNITS 1 BLOCKS = 15 UNITS	





# LET'S DISCUSS THE FIGURES

2023 listed price	<b>R949 000</b>
Cash purchase price	<b>R781 739</b>
<b>SAVING</b>	<b>R167 261</b>
Capital growth 10% on R949 000	<b>R94 900</b>
PLUS - <i>Saving</i>	<b>R167 261</b>
PLUS - <i>Attorney fee</i>	<b>R28 700</b>
<b>TOTAL</b>	<b>R290 861</b>

**37.1%**  
G R O W T H

Estimated 2024 Property Price including capital growth = R1,043 900, which is a 37.1% growth on your R781 739, far surpassing the average money market rate of return.

Refinance  
R1 043 900 @90%

R939 510  
**TAX FREE**  
for reinvestment





# FINANCIAL ANALYSIS – EQUITY BUYERS

Type	Unit layout	Total Size (Ground floor)	Selling Price	Cash price	Estimate Rental Income	Estimate Monthly BC Levy	Estimate Property Rates	Rental Management at 11.5% incl VAT	Gross Income per annum	Gross Yield
A & A/M	2B1B	57.62	R949,000	<b>R781,739</b>	R6,900	R1,268	R789	R793	R82 800	10.6%
B	2B1B	59.97	R949,000	<b>R781,739</b>	R6,900	R1,319	R789	R793	R82 800	10.6%

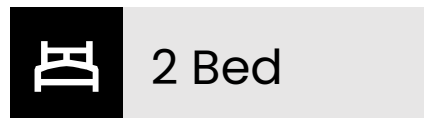
- Rental Management at 11,5% Incl. VAT
- Transfer fees included
- Correspondent attorney & courier fees excluded
- All amounts in ZAR



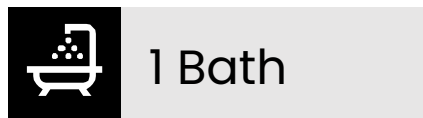
# UNIT TYPES A , A/M & B

Listed Price – R949 000

**CASH PRICE – R781 739**



2 Bed



1 Bath



1 Parking

**One covered parking bay**

**Transfer fees included**

**Juliet balconies to first and second floors**

Unit size (excl. patio)

**53,56m<sup>2</sup> – 55,01m<sup>2</sup>**

Patio to ground floor apartments – average

**4,06m<sup>2</sup>**

Projected rental income from

**R6 900 p/m**

Projected monthly levy

**R1 268**

Projected monthly rates from

**R789**

Projected monthly income

**R4 743**





# THANK YOU

## CLEARWATER VILLAGE DISCLAIMER

IGrow makes no warranties, whether expressed or implied, in regard to the email, contents, accuracy, financial projections and/or assumptions nor availability. The User assumes all responsibility and risk for the use of the information and other material provided. IGrow shall not be liable for any loss, injury, damage, cost, penalty or claim resulting from the use of the materials or projections/assumptions, whether direct or indirect. The User indemnifies IGrow and holds it harmless against any and all liability, loss, damage, penalty, cost or claim of whatsoever nature suffered by any third party in relation to any act or omission by the User in relation to the information and the use thereof by the User. Attorney and bond fees for transfer paid by Seller only where appointed attorney attends transfer. This may exclude buyers using bank facilities. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable.\*

