

Southwark NEWS

2024 Investor's Starter Package







**Full Package Deal
for first time Investor**

2024 INVESTOR STARTER PACK

For only R1 324 per month (30 year bond @ 11.75%)



- ✓ Already built 2 bedroom 1 bathroom apartments
- ✓ Fully credit vetted paying tenant
- ✓ Receive rental income immediately on registration
- ✓ 1 year tenant insurance included*
- ✓ R52 800 rental assist for you the investor
- ✓ Located in a high rental demand area
- ✓ Bond registration fees included*
- ✓ Attorney fees included*
- ✓ Hassle free bond financing done for you
- ✓ IGrow Rentals will manage your tenant for you
- ✓ Rentals collected and paid to you the investor
- ✓ Rates & Taxes paid on your behalf*
- ✓ Levies paid on your behalf*
- ✓ Maintenance managed on your behalf
- ✓ Free rental management first 12 months

WHY INVEST IN MEADOWRIDGE MEWS

- Fully tenanted – earn income from registration
- Shortfalls from as low as R1 324 p/m
- R52 800 rental assist exclusive to IGrow investors*
- Gross rental yields up to 12,48% (incl. Rental Assist)
- Existing leases with rental income from R7 250 to R7 450 p/m
- Bond and transfer fees included, save up to R63 000
- Free rental management first 12 months

Security Access Controlled Estate

This complex is situated in Parklands,
Cape Town with 24hrs security and strict
access controlled entrance and exit.
Excellent transport infrastructure
in the area.

Two bed | one bath

Priced from R869 900



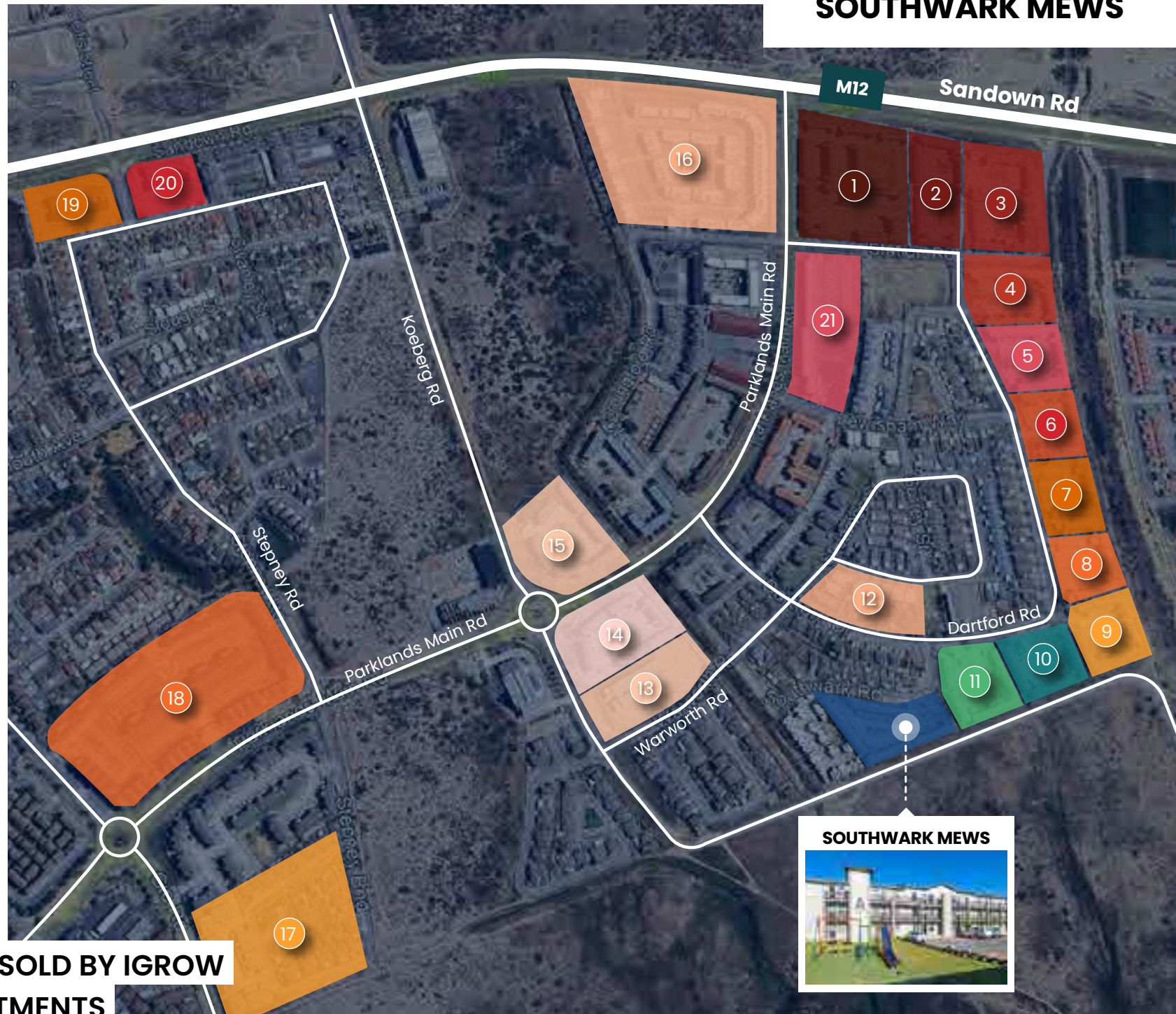
A photograph of a modern, multi-story apartment building with balconies. The building is light-colored with dark railings on the balconies. In the foreground, a red SUV and a white car are parked on a paved area. There are some trees and bushes on the left side. The sky is clear and blue.

**Earn immediate
income upon registration**



SOUTHWARK MEWS

- 1 Parkhill Place
- 2 Stanford Mews
- 3 Kingston Mews
- 4 Libertas Mews
- 5 Augusta Mews
- 6 Carlton Mews
- 7 Sahara Mews
- 8 Forest Place
- 9 Hampton Place
- 10 Meadowridge Mews
- 11 Riverside Mews
- 12 St James Corner
- 13 Ealing Court
- 14 Thornwood Place
- 15 Riverhill Place
- 16 Ihlathi Estate
- 17 Crystal Lane
- 18 Green Court
- 19 Pimlico Place 1
- 20 Pimlico Place 2
- 21 The Grove



22nd DEVELOPMENT SOLD BY IGROW
WEALTH INVESTMENTS

AMENITIES

TRAVEL

- Cape Town CBD – 27 km
- Cape Town International – 28 km

EDUCATION

- Curro Private School – 2,2 km
- Parklands College – 2,7 km
- Blaauberg High – 4,3 km

RETAIL

- Bayside Mall – 3,6 km
- Sandown Crossing – 2,3 km
- Parklands Junction – 1,8 km

RECREATION

- Blue Peter Hotel – 8 km
- Virgin Active Parklands – 3,2 km
- Milnerton Golf Club – 12,5 km
- Bloubergstrand Beachfront – 5,8 km

MEDICAL

- Netcare Blaauwberg – 4,7 km
- Intercare Parklands – 3,5 km





**“Cape Town.
You have been voted the
best city in the WORLD!”**

The Telegraph



A photograph of a young man and woman smiling and embracing in a living room. The woman is pointing towards the camera. The image has a blue overlay.

**Fully Tenanted in
High Rental Demand Area**








DEVELOPMENT FEATURES

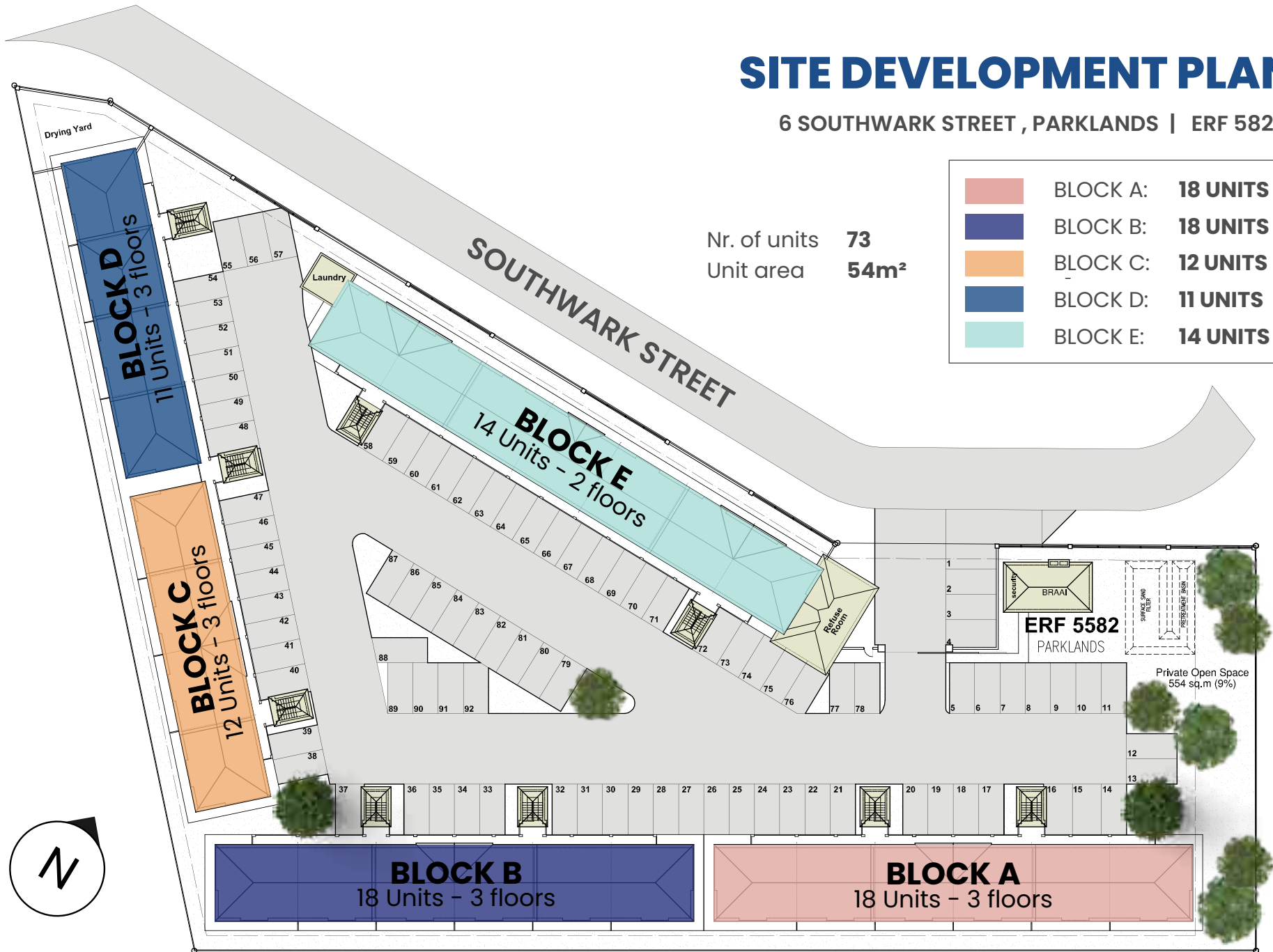
- ✔ Views towards Table Mountain and protected wetland sanctuary
- ✔ Communal gardens with kids jungle gym
- ✔ Walking distance to many amenities & shops
- ✔ On public transport routes
- ✔ Last opportunity to purchase in this high rental demand node
- ✔ Guardhouse facilities
- ✔ Biometric security access controlled estate
- ✔ Visitors parking bays available
- ✔ Electric fencing on top of boundary wall
- ✔ Tiled roof coverings – less maintenance
- ✔ Refuse room & Laundry

SITE DEVELOPMENT PLAN

6 SOUTHWARK STREET, PARKLANDS | ERF 5824

Nr. of units **73**
Unit area **54m²**

	BLOCK A:	18 UNITS
	BLOCK B:	18 UNITS
	BLOCK C:	12 UNITS
	BLOCK D:	11 UNITS
	BLOCK E:	14 UNITS



TWO BED, ONE BATH APARTMENT

Priced from **R869 900**



Parking bay allocated

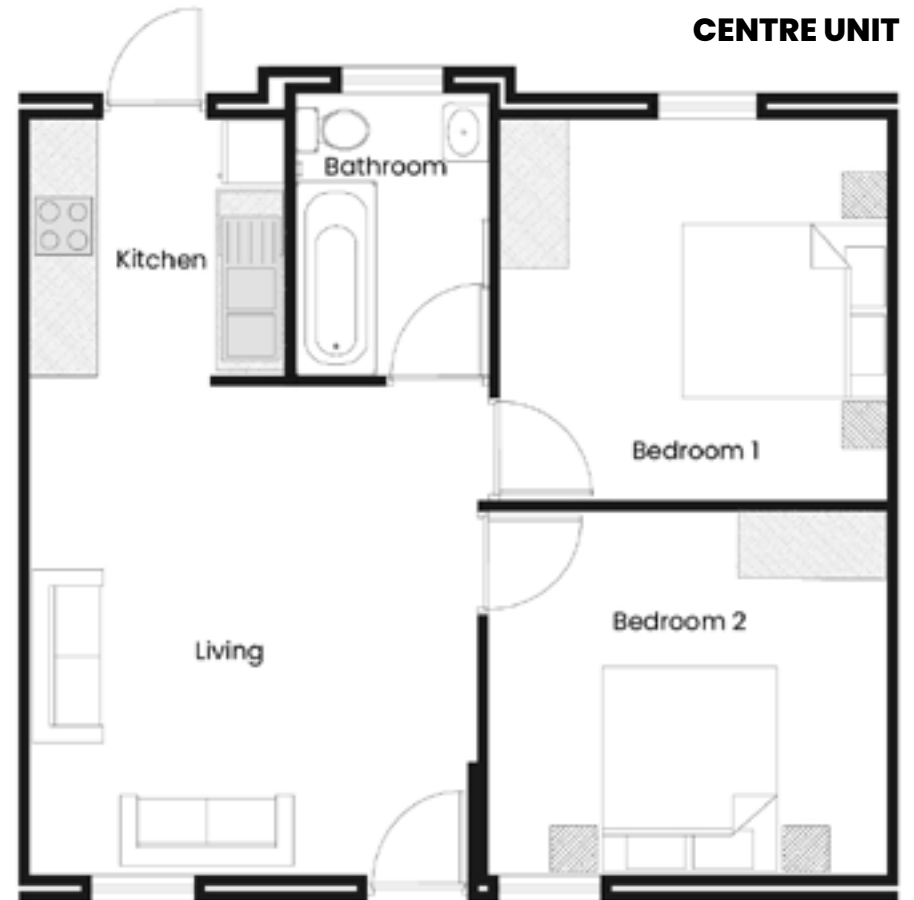
Bond and transfer fees included

Investor rental assist* R52 800

Unit size	54m ²
Rental lease in place - income from:	R7 250 p/m
Projected monthly bond repayment @30yr, 11.75%	R8 882
Projected monthly levy	R1 317
Projected monthly rates from	R275
Est. year 1 monthly contribution from	R1 324

**ABOVE PROJECTED RENTALS WILL BE ACHIEVED
3 TO 6 MONTHS AFTER REGISTRATION***

**Typical ground floor plan,
1st and 2nd floor has a window instead of a door*



APARTMENT FEATURES

- ✔ Popular 2 bedroom, 1 bathroom apartments
- ✔ Fibre installed to all units
- ✔ Apartments are DSTV ready
- ✔ Burglar bars on opening windows (ground floor and walkways)
- ✔ Front door security gates installed to all units
- ✔ Washing machine/dishwasher point in kitchen
- ✔ Tiled throughout for low maintenance
- ✔ Built-in Defy slimline 600 range oven with hob
- ✔ Shower over bath combo
- ✔ 150 litre geyser to each apartment
- ✔ Pre-paid electrical & water meters
- ✔ Modern sanitary finishes
- ✔ Double curtain rails to all windows (Excluding bathroom & kitchen only single track)





Building insurance covered by levy

One secured open parking bay allocated per apartment






Clever site design with natural lighting

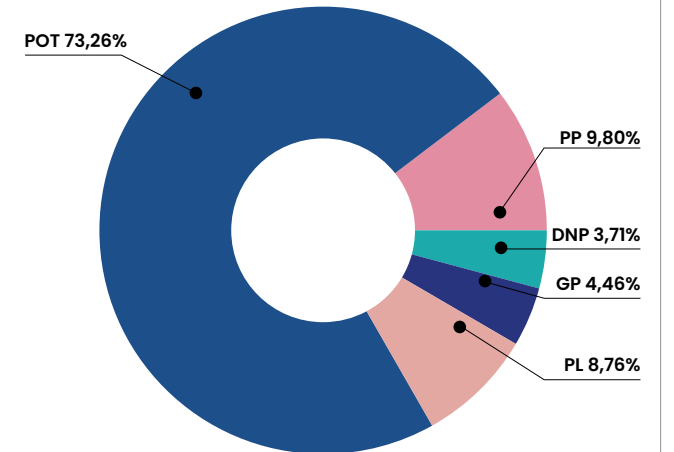


86% Tenant paying rate in area

Tenant payment profile

Payment trends of tenants who pay a monthly rental income

Payment trend detail		Suburb	Province	National
Paid on time (POT)		73,26%	77,18%	66,83%
Grace period (GP)		4,46%	2,84%	4,40%
Paid late (PL)		8,76%	8,36%	11,49%
Partial payment (PP)		9,80%	7,71%	10,67%
Did not pay (DNP)		3,71%	3,91%	6,62%
Good standing (POT+GP+PL)		86,49%	88,38%	82,72%



A photograph of two young children, a girl on the left and a boy on the right, smiling and playing on a colorful playground structure. The girl is wearing a pink sleeveless top, and the boy is wearing a plaid shirt. The structure consists of thick, colorful bars in shades of purple, red, and yellow. The background is a bright, slightly hazy outdoor setting. The text "Excellent tenant paying rate in the area" is overlaid in white with a drop shadow at the bottom right of the image.

**Excellent tenant
paying rate in the area**

NEW HOME ESSENTIALS PACK

GET THIS AMAZING APPLIANCE PACK TO THE VALUE OF **R25 000**
IF YOU BUY A PROPERTY AS YOUR PRIMARY RESIDENCE

- ✓ Defy 348L Bottom Fridge/Freezer
- ✓ Defy 7/4 kg Washer Dryer Combo
- ✓ Kenwood 1.7L Stainless Steel Kettle
- ✓ Kenwood 2 Slice Toaster
- ✓ Defy 20L Metallic Microwave Oven
- ✓ Defy 7.6L XXL Electronic Airfryer



Kitchen & living made easy

INVESTMENT BENEFITS

- ✔ **FULLY TENANTED** – earn income from registration
- ✔ Excellent tenant paying area!
- ✔ **R52 800 rental assist** exclusive to IGrow investors*
- ✔ Tenant insurance included for the first 12 months*
- ✔ Gross rental yields up to **12,48%** (incl. Rental Assist)
- ✔ Bond and transfer fees included, **save up to R63 000**
- ✔ No transfer duty payable
- ✔ Up to **100%** bond financing available
- ✔ Existing leases with rental income from **R7 250 to R7 450p/m**
- ✔ IGrow Rental manage your tenant for you
- ✔ 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)
- ✔ 85% tenant paying rate
- ✔ Free rental management first 12 months



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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