

Sand Piper

Montana Park, Pretoria



INVESTMENT PROSPECTUS

Aerial Location

Kolonnade Shopping Centre ~ 1km

N1 National Highway ~ 2km

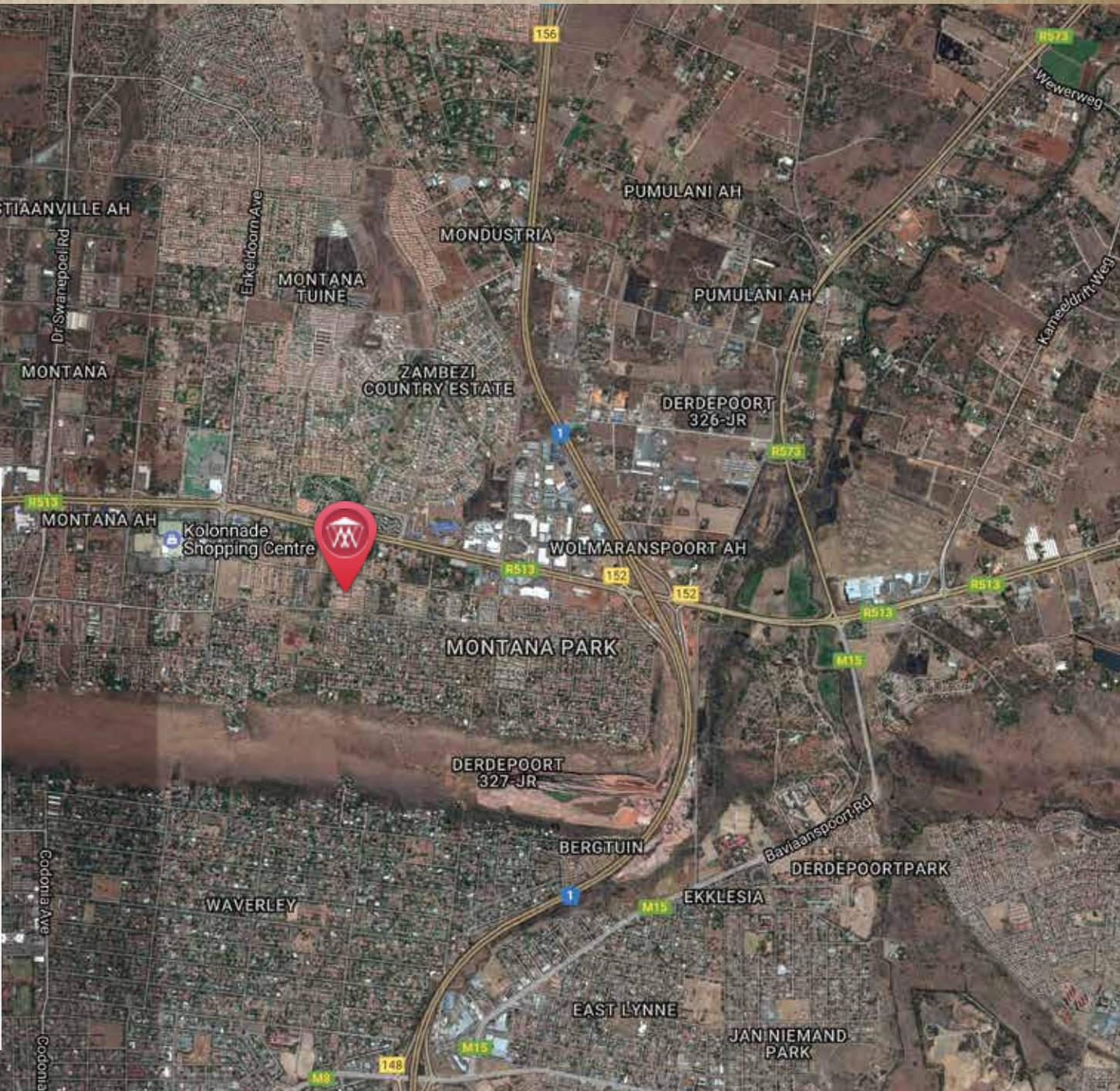
Montana High School ~ 3km

Montana Netcare Hospital ~ 3km

Wonderboom airport ~ 17.5km

University of Pretoria ~ 16.9km

Pretoria CBD ~ 13.5km



Location

Montana is a lively neighbourhood with its own hospital, the Kolonnade shopping centre, Montana crossing, and easy access to the Wonderboom Airport and the Roodeplaat Dam Nature Reserve.



Montana High School

Montana Netcare Hospital

Kolonnade Retail Park

Kolonnade Shopping Centre

N1



The Development

The two bedroom units range from 68m² to 90m² and come standard with two covered parking bays.

Sandpiper offers spacious and stylishly finished apartments ready for occupation.

Features:

Bond & transfer fees incl.

Security Estate with:

- Electric fencing
- Access control

Prepaid electricity meters

Solar Geyser

Tiled throughout

Oven and hob

2 covered parking bays

Balconies

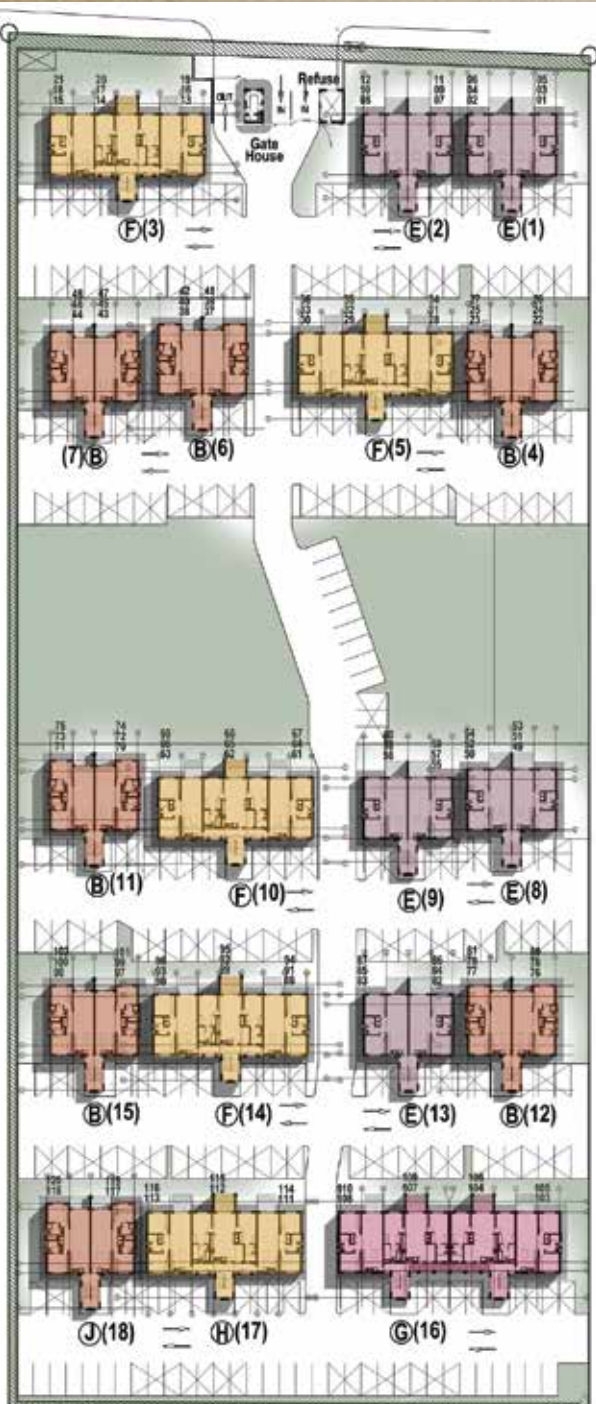
Communal green space

Built-in cupboards

R7500 reservation deposit



Site Layout



Unit Layouts



Type 1

Unit type	2 Bedroom, 1 Bathroom
Area	68m ²
Price	R 805 000
Estimated Rental	R 6 200 pm
Carports	2



Type 2

Unit type	2 Bedroom, 2 Bathroom
Area	76m ²
Price	R 855 000
Estimated Rental	R 6 700 pm
Carports	2



Type 3

Unit type	2 Bedroom, 2 Bathroom
Area	90m ²
Price	R 999 000
Estimated Rental	R 7 400 pm
Carports	2

Financial Analysis

Type	Apartment size m ²	Bedrooms	Bathrooms	LIST PRICE	Deposit	Bond Amount	MONTHLY BOND INSTALLMENT 100% FINANCING (10,5% - 30yr term)	Monthly Levy	Property taxes (Estimate)	PROJECTED RENTAL INCOME p/m	Rental Management fee p/m	Shortfall p/m year 1 LEVY SPECIAL	Shortfall p/m year 2	Shortfall p/m year 3
1	68	2	1	R 805 000	R 0	R 805 000	R 7 364	R 950	R 300	R 6 200	400	R -1 864	R -2 433	R -2 020
2	76	2	2	R 855 000	R 0	R 855 000	R 7 821	R 1 000	R 400	R 6 700	400	R -1 921	R -2 509	R -2 063
3	90	2	2	R 999 000	R 0	R 999 000	R 9 138	R 1 200	R 500	R 7 400	400	R -2 638	R -3 388	R -2 901

Type	Apartment size m ²	Bedrooms	Bathrooms	LIST PRICE	Deposit	Bond Amount	MONTHLY BOND INSTALLMENT 90% FINANCING (10,5% - 30yr term)	Monthly Levy	Property taxes (Estimate)	PROJECTED RENTAL INCOME p/m	Rental Management fee p/m	Shortfall p/m year 1 LEVY SPECIAL	Shortfall p/m year 2	Shortfall p/m year 3
1	68	2	1	R 805 000	R 80 500	R 724 500	R 6 627	R 950	R 300	R 6 200	400	R -1 127	R -1 696	R -1 284
2	76	2	2	R 855 000	R 85 500	R 769 500	R 7 039	R 1 000	R 400	R 6 700	400	R -1 139	R -1 727	R -1 281
3	90	2	2	R 999 000	R 99 900	R 899 100	R 8 224	R 1 200	R 500	R 7 400	400	R -1 724	R -2 474	R -1 987

Type	Apartment size m ²	Bedrooms	Bathrooms	LIST PRICE	Deposit	Bond Amount	MONTHLY BOND INSTALLMENT 80% FINANCING (10,5% - 30yr term)	Monthly Levy	Property taxes (Estimate)	PROJECTED RENTAL INCOME p/m	Rental Management fee p/m	Shortfall p/m year 1 LEVY SPECIAL	Shortfall p/m year 2	Shortfall p/m year 3
1	68	2	1	R 805 000	R 161 000	R 644 000	R 5 891	R 950	R 300	R 6 200	400	R -391	R -960	R -548
2	76	2	2	R 855 000	R 171 000	R 684 000	R 6 257	R 1 000	R 400	R 6 700	400	R -357	R -945	R -499
3	90	2	2	R 999 000	R 199 800	R 799 200	R 7 311	R 1 200	R 500	R 7 400	400	R -811	R -1 561	R -1 073

Expected Annual Capital Growth	8%
Interest rate used on bond	10,5%
Bond Term used	30 Years
Expected annual rental increase	8%
Rental management fee on gross renta	10%
CPI	6%



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