

Sydney Court

BOKSBURG

Gauteng

Now Selling from:
R750 000

R16 000 Rental Assist to
Investors
Bond and transfer included*



Invest in a prime location, offering high rental demand.

Buy-to-let Property Investment

INVESTMENT BENEFITS

- ✓ Return on investment up to 9.96% (excluding Rental Assist)
- ✓ 3-year iGrow Rental Assist to the value of R16 000
- ✓ Transfer and bond fees included*
- ✓ Rental income projected from R5 800 p/m plus R16 000 Rental Assist
- ✓ Up to 100% bond financing available
- ✓ Neighbourhood with well-designed infrastructure and transport routes
- ✓ Close to a variety of excellent schools
- ✓ Plenty of recreational amenities surrounding the area
- ✓ Strong rental demand for apartments in this neighbourhood

Wealth Plan and Investor Software Included

Comprehensive End-to-End Rental Management

- ✓ iGrow Rentals - our in-house rental managers
- ✓ Tenant vetting & placement
- ✓ Rental collection
- ✓ Ingoing & outgoing inspections
- ✓ Maintenance service available

INVESTMENT OVERVIEW

- ✓ 100% bond financing available at all the major banks through iGrow Homeloans
- ✓ Only pay first bond instalment on registration after occupation is tendered
- ✓ R35 000 reservation deposit required to secure (refundable should finance not be approved)

MASSIVE TAX INCENTIVE FOR INVESTORS

Section 13sex of the Income Tax Act applies where 55% or more of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

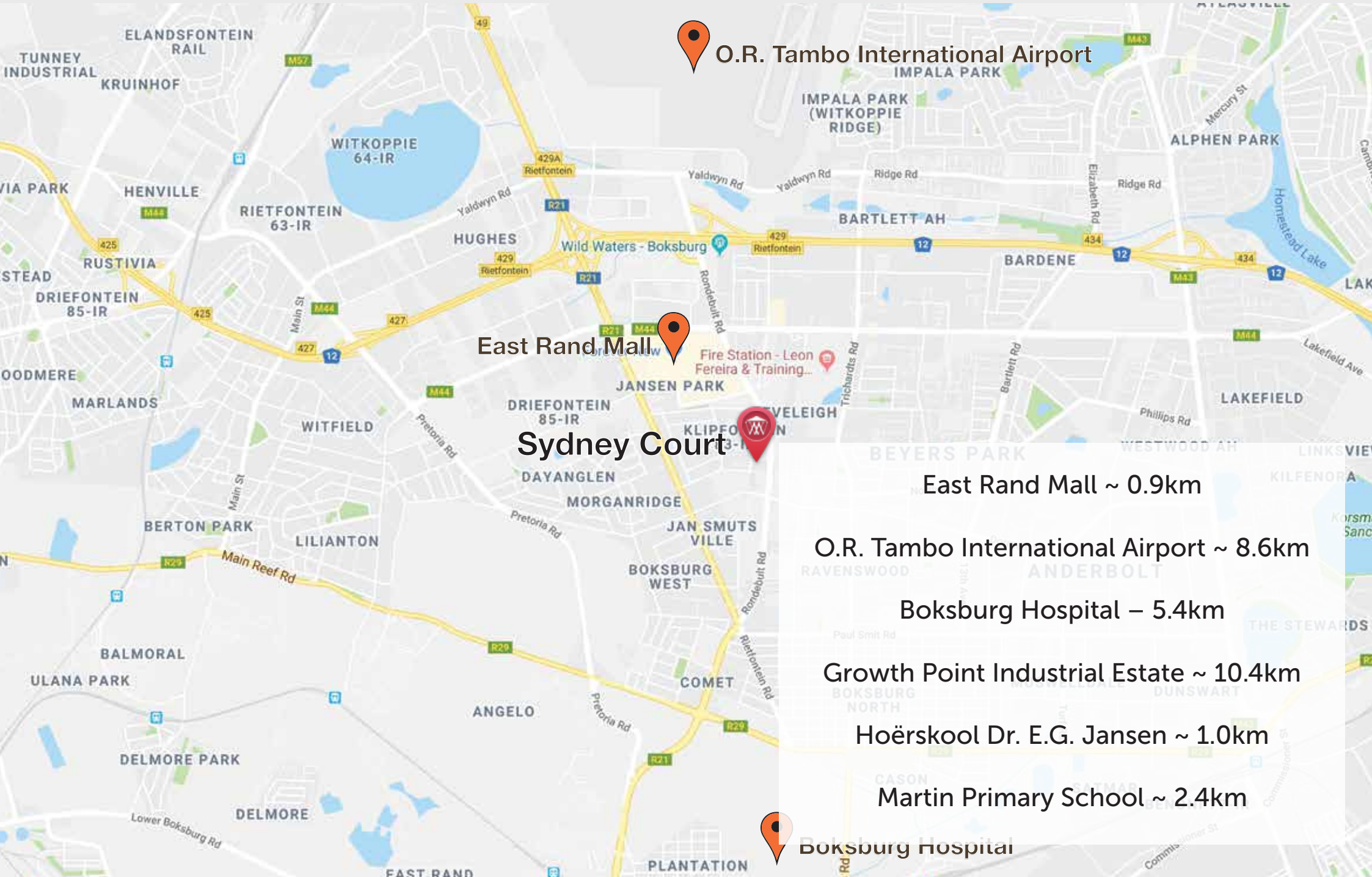
Purchase five properties and enjoy 20 years of tax deductions through Section 13sex.

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

www.igrow.co.za



Aerial Location



O.R. Tambo International Airport



East Rand Mall

Sydney Court



Boksburg Hospital

East Rand Mall ~ 0.9km

O.R. Tambo International Airport ~ 8.6km

Boksburg Hospital – 5.4km

Growth Point Industrial Estate ~ 10.4km

Hoërskool Dr. E.G. Jansen ~ 1.0km

Martin Primary School ~ 2.4km



Features

Modern, spacious designs

- 2 bedroom, 1 full bathroom apartments

- Built-in braai on patio or balcony

- Low-maintenance design featuring face brick

- Perimeter wall with electrified fencing

- Communal landscaped gardens

- Granite kitchen countertops

- Tiled throughout

- Covered parking bays

- On public transport routes

- Close to all amenities

- Pre-paid electricity meters

Unit Layouts

2 bedroom, 1 full bathroom apartments

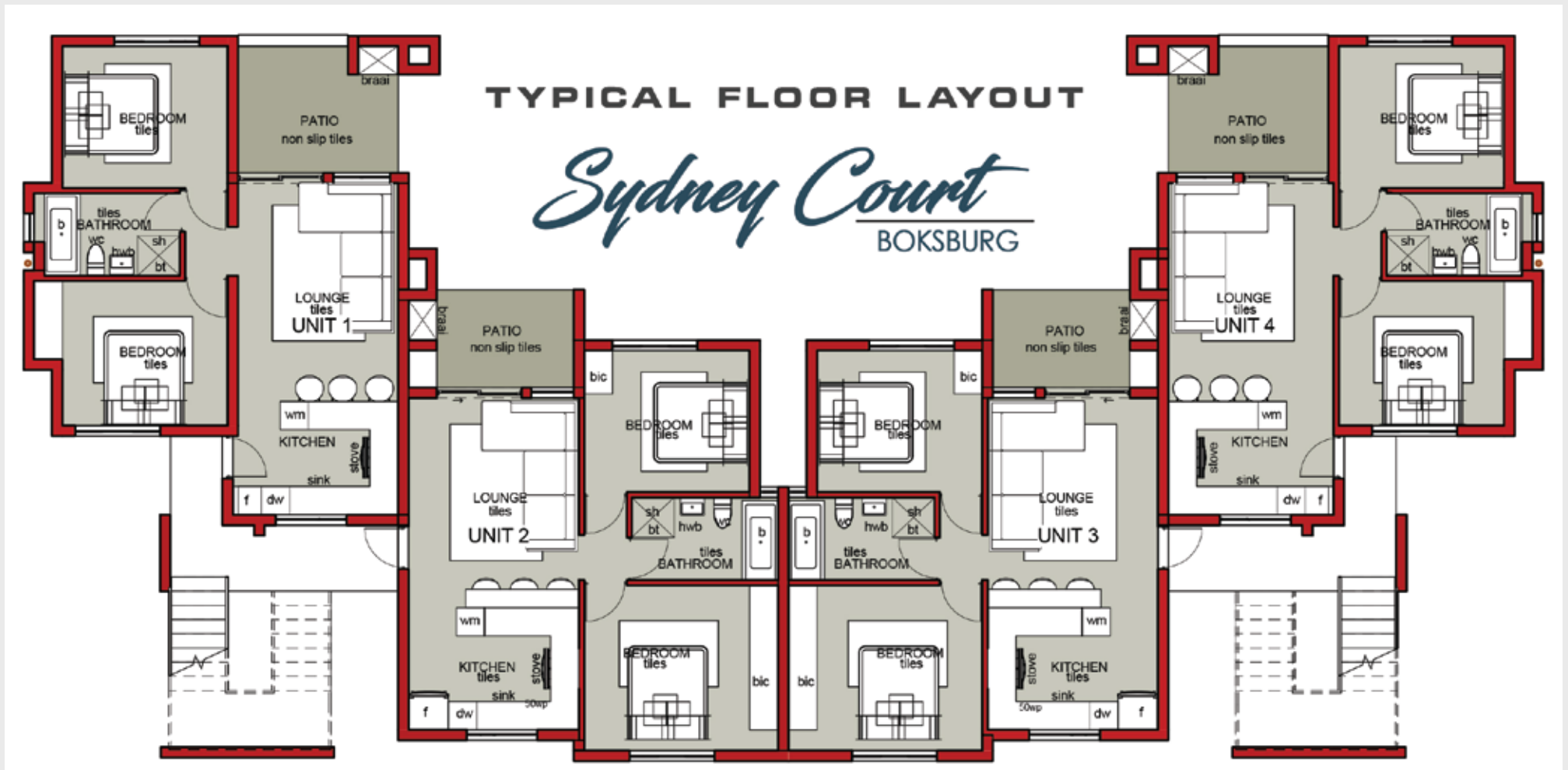
Ground floor units selling from R759 000

First floor units selling from R755 000

Second floor units selling from R750 000

Projected monthly rental income from R5 800 (from occupation excluding Rental Assist)

- 🏠 Spacious 60m2 apartments with large stoep / balcony and built-in braai
- 📄 Projected rates & taxes R300 p/m + body corporate (levies) R800 p/m
- ✅ R16 000, 3-year Rental Assist included
- ✅ Transfer and bond fees included*



Site development plan



As an incredible bonus for investors, when you purchase property in Sydney Court we will include the IGrow Wealth Plan and the brand new IGrow Property Investor software - worth R24 990 - FREE.



DESIGN OF SYDNEY COURT

These modern apartments display innovative layouts and quality finishes, such as aluminium windows and granite kitchen countertops. The development's design provides apartments which will remain stylish and sustainable for years to come, combining low maintenance features such as face brick elements on exterior and interior walls. Residents will enjoy a secure environment and have quick access to all major routes, business districts, shopping malls and recreational facilities.

Boksburg is a rapidly expanding city on the East Rand of Gauteng, featuring security estates, great amenities and distinguished schools, providing an excellent opportunity for first-time or seasoned investors. As a burgeoning area, buyers are still able to purchase spacious yet affordable properties with exceptional return on investment - a rare find. Investors will enjoy a high rental demand and can expect up to 9.96% gross yields and additional Rental Assist when purchasing in phase 1.



IGROW WEALTH INVESTMENTS



IGROW WEALTH
MANAGEMENT



IGROW CHARTERED
ACCOUNTANTS



IGROW WEALTH
HOMELOANS



IGROW
RENTALS



The IGrow Group specialises in property investment. IGrow assists property investors to achieve financial independence by building lasting wealth through high-performing property portfolios.

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