

IGROW WEALTH INVESTMENTS



## PHASE 4 NOW RELEASED

Now offering two bedroom, two bathroom apartments



IGROW WEALTH  
INVESTMENTS

Priced from

**R817 000**









# Now selling phase 4

## TRENDY LOCATION WITH SUSTAINABLE GROWTH

Inspired by modern stylish living by an award winning developer.

IGrow Wealth Investments' new residential development, built in the heart of the multibillion-rand OR Tambo aerotropolis, is an ideal investment for your property portfolio.

Kierland Skye is close to OR Tambo Airport and major transport routes as well as shops and restaurants. Some of the excellent schools nearby include Arbor, Brentwood Park, Farrarmere and Rynfield primary schools, the Benoni and Hans Moore high schools and private institutions such as St Dunstan's, Cotswold Montessori, Ashton International College and Benoni Educational College.

The complex is also close to prominent hospitals, the Brentwood Park shopping centre, and a range of commercial and industrial areas surrounding the airport, making it an excellent choice of residence for those working in this area.

More locally, Kierland Skye is next door to Stanton Heights and Clearwater Village, two of IGrow's successful developments in the area. Investors can expect apartments in Kierland Skye to be of a similar design to those at the nearby Angelwood, another recent development successfully marketed by IGrow. What we can say with certainty is that this development meets our goal, to build quality accommodation in some of South Africa's fastest growing areas.





# 6 Awesome things to do in and around Kierland Skye

- Work  
Brentwood Business Park
- Eat at  
OR Tambo Airport
- Exercise  
Ebotse Golf & Country Estate
- Socialise at  
Emperors Palace
- Relax at  
Blaawpan Dam
- Shopping  
Brentwood Mall









# Location

Brentwood Park, Gauteng



## Amenities

 <b>Travel</b>	
Northmead Train Station	7,7km
OR Tambo International Airport	12km
 <b>Education</b>	
The Cotswold Country Montessorri School	1,6km
Sowle Center homework & aftercare	2km
Benoni Learning Centre	3,2km
Palm Grove High School	4,5km
 <b>Medical</b>	
Brenmed Frail Care	2,9km
Netcare Linmedl	5,7km
 <b>Recreational activities:</b>	
Faraway Tree Party Venue	850m
Good Thyme Cafe & Deli	1,2km
Arleigh's Café	2,5km
Brentwood Mall	2,8km

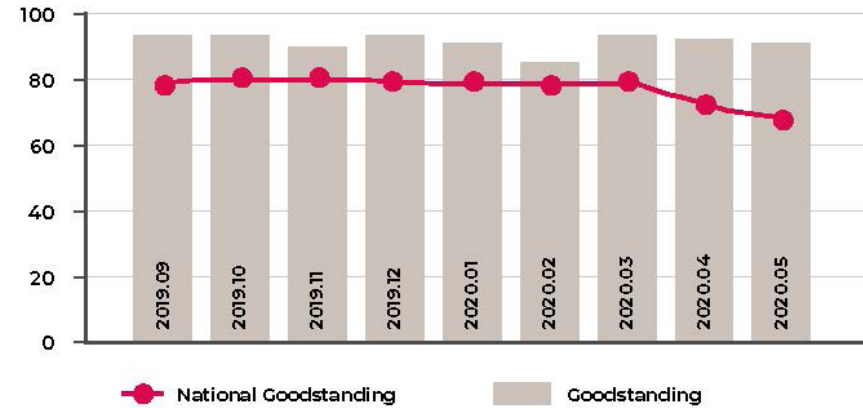
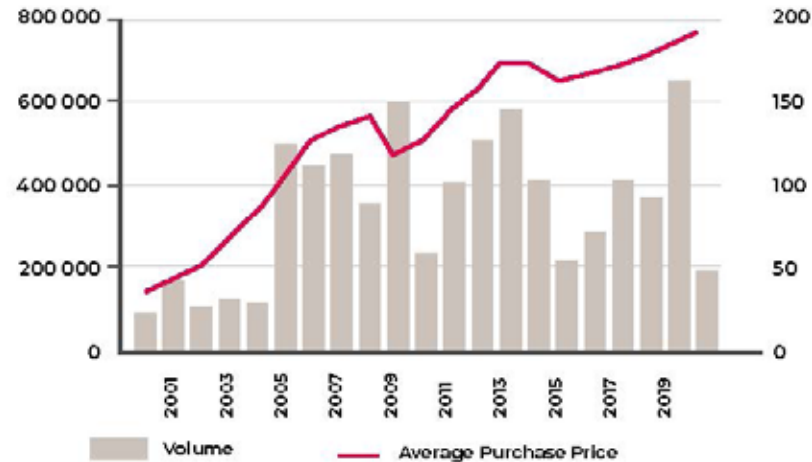




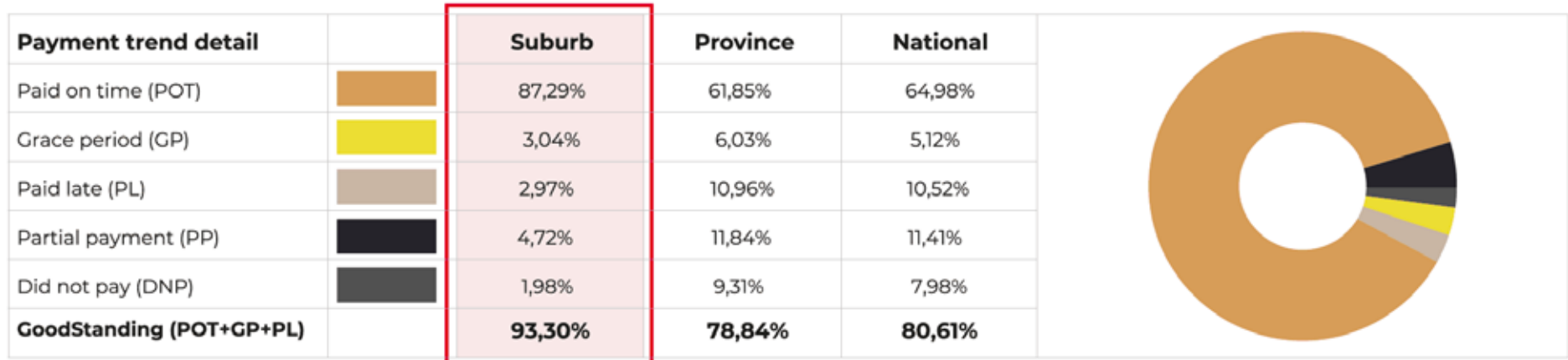


# Market comparison

TPN (Tenant Profile Network) shows why Kierland Skye is such a fantastic investment:



## Tenant payment profile for area





# Why invest in Kierland

## Investment benefits

# 10.49%

Gross ROI projected from 10.49%

- ✓ Rental assist up to R20 000 for investors
- ✓ Transfer and bond fees included\*
- ✓ Deduct up to R466 950 against taxable income through Section 13sex tax incentives\*
- ✓ Up to 100% bond financing available assisted by IGrow Homeloans
- ✓ Buy direct from the developer
- ✓ Prime location with high demand from tenants
- ✓ Tenant insurance offered - secure your rental income
- ✓ No transfer duty payable
- ✓ Building insurance & external maintenance covered by levy
- ✓ Property tax strategies by IGrow Chartered Accountants
- ✓ Company registration, trust setup and advice through IGrow Trusts
- ✓ Only R10 000 reservation deposit required





# Development features

- ✓ Occupation of phase 1 from end-2021
- ✓ Easy access to all major network roads and amenities
- ✓ Bordering the Ekurhuleni Aerotropolis - projecting over 500 000 job opportunities
- ✓ Secure complex – 24hr manned security
- ✓ One covered & one open parking bay per 2 bedroom apartment
- ✓ One covered parking bay per 1 bedroom apartment
- ✓ Ample visitors parking
- ✓ On-site clubhouse and braai facilities
- ✓ Enclosed swimming pool
- ✓ Electrified perimeter wall
- ✓ Landscaped communal walkways and gardens

# Apartment highlights

- ✓ Prepaid water & electricity meters for all units
- ✓ Fibre ready
- ✓ Modern designer apartments
- ✓ Exclusive gardens to ground floor apartments
- ✓ Electric oven with counter hob
- ✓ Built-in cupboards to all bedrooms
- ✓ Apartments tiled throughout for low maintenance
- ✓ Modern sanitary fittings and bathroom accessories
- ✓ One plumbing point provided for washing machine/dishwasher









## 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.



**20**  
years

Tax deduction through  
Section 13sex tax rebates

**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)







# Site Development Plan

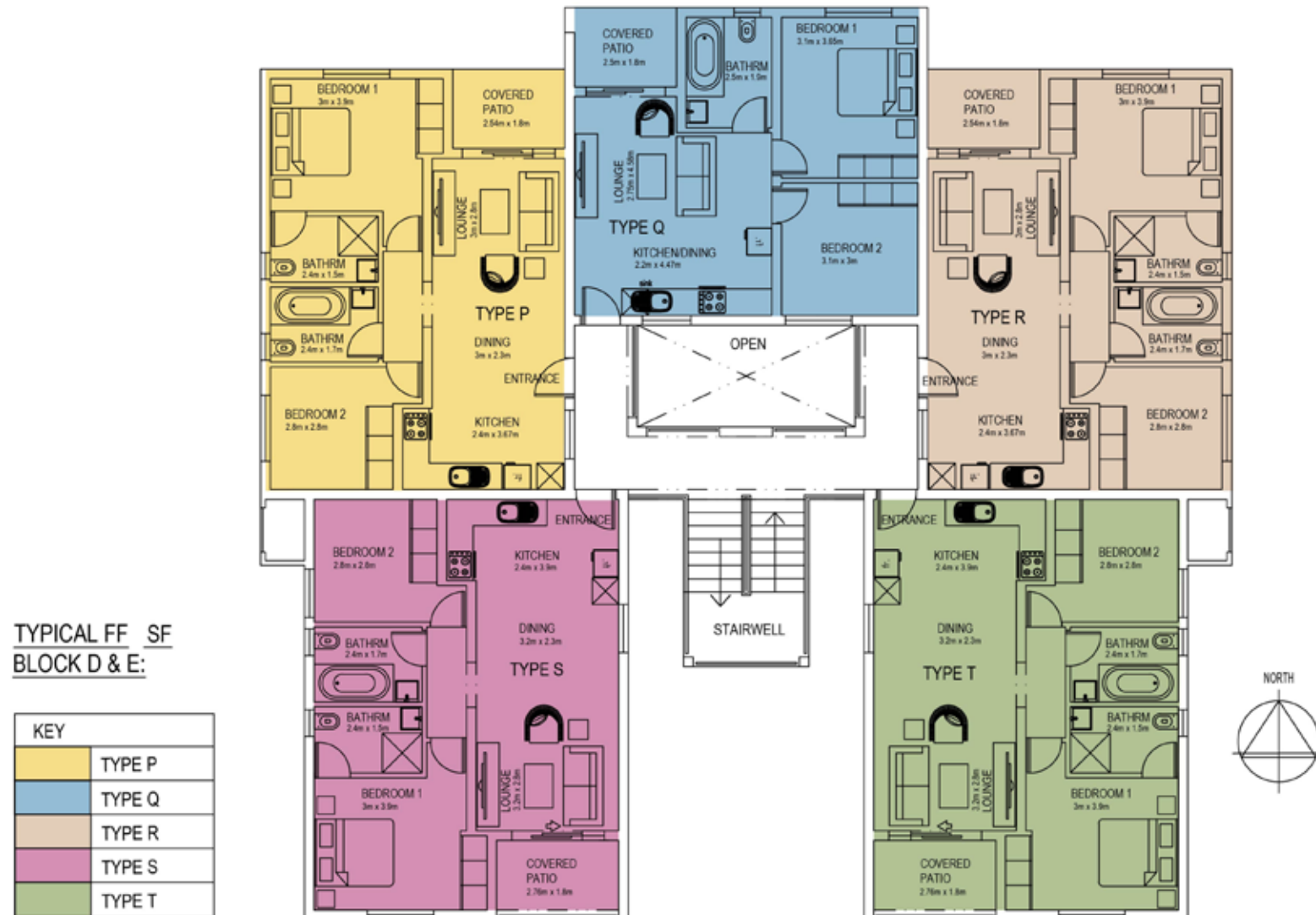




# Phase 4 ground floor block plans



# Phase 4 first and second floor block plans







# Typical two bedroom, one bathroom unit

**From R817 000**

**2 bedroom, 1 bathroom**

Rental assist from R20 000
Unit size (excl. patio/balcony) - 57,6m <sup>2</sup>
Private gardens to ground floor units
Average balcony size of 4,1m <sup>2</sup> to first, second and third floor units
One covered, one open parking bay
Projected rental income from R6 000 p/m
Projected monthly levy R1 134 p/m
Projected monthly rates R599 p/m
Projected monthly bond repayment @30yr, 7% - R5 436
Unit type available in all phases
Est. monthly shortfall - R479 p/m





# Typical two bedroom, two bathroom unit

## From R835 000 2 bedroom, 2 bathroom

Rental assist from R15 000
Unit size (excl. patio/balcony) - 67,5m <sup>2</sup> to 70,9m <sup>2</sup>
Private gardens to ground floor units
Average balcony size of 4,5m <sup>2</sup> – 5,3m <sup>2</sup> to first, second and third floor units
One covered, one open parking bay allocated
Projected rental income from R6 300 p/m
Projected monthly levy R1 200 p/m
Projected monthly rates R600 p/m
Projected monthly bond repayment @30yr, 7% - R5 555
Unit type available phase 4 only
Est. monthly shortfall - R847 p/m





## 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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