



**LOVE FOR  
YOU TO LIVE  
HERE**



**LIMITED SPECIAL | UP TO R22,800 RENTAL ASSIST PAID TO INVESTORS\***



**MODERN LIVING – INVESTMENT OPPORTUNITY**

Brentwood Park | Benoni







# Within the Ekurhuleni Aerotropolis

expanding node

– **R100bil investment**

Brentwood Park, Benoni, Gauteng

**Apartments from R799 000**









# **OFFERING A MODERN URBAN LIFESTYLE IN THE HEART OF THE EXPANDING EKURHULENI AEROTROPOLIS**

Totaling 180 well designed, eco-friendly, two bedroom apartments with a range of 'green' features – such as prepaid electricity and water meters and water-wise gardens – that will appeal to cost-conscious buyers.



# LOCATION

Brentwood Park, Benoni, Gauteng



## Amenities

### Travel

OR Tambo International	12.1 km
Johannesburg CBD	28.2 km
Sandton CBD	37 km

### Education

Benoni High School	4.8 km
Farrarmere Primary School	2.7 km
Palm Grove High School	4.6 km

### Medical

Life Hospital The Glynwood	7.9 km
Medicross Medical Center	6.1 km
Northmead Clinic	3.9 km

### Recreation

Brentwood Mall	3.5 km
Clearwater Office Park	4.0 km
Emperors Palace	10.5 km

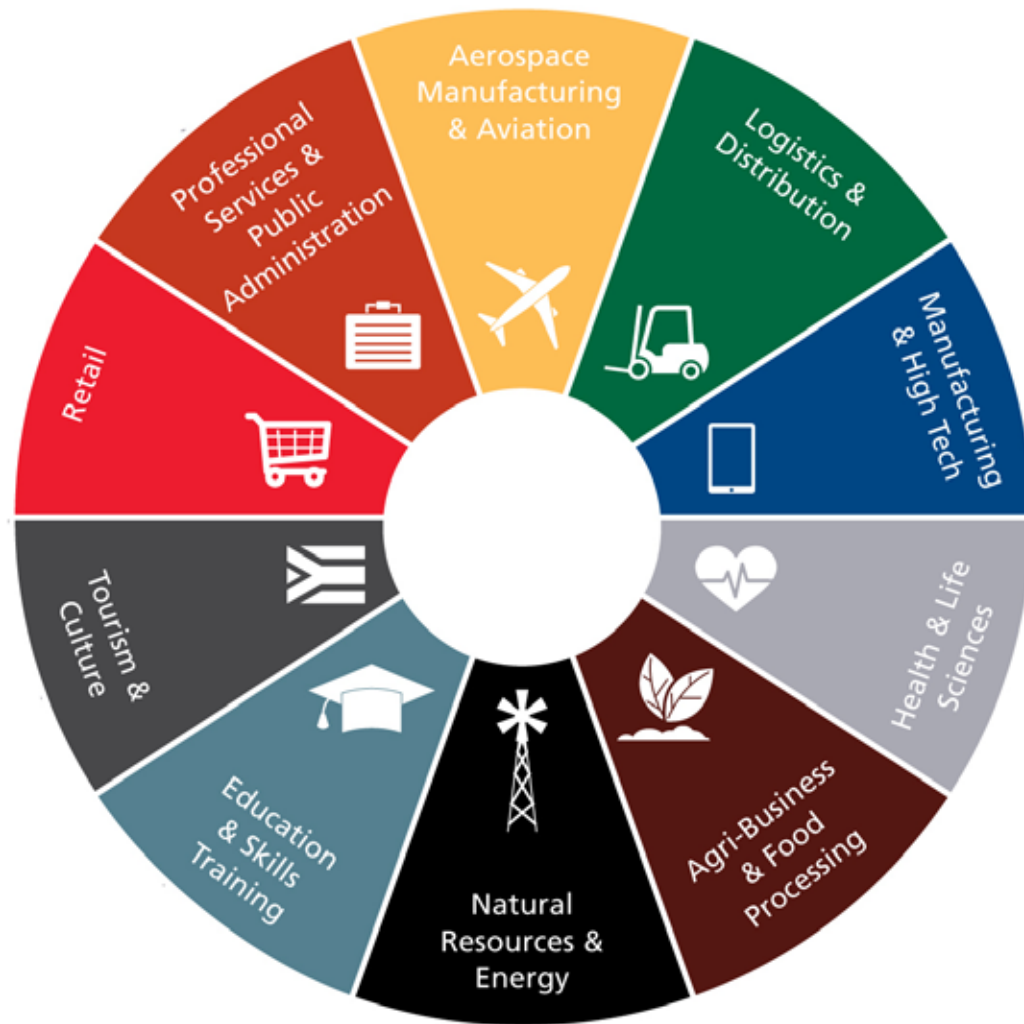




# EKURHULENI AEROTROPOLIS







# 10

## Key areas for investment in the Ekurhuleni Aerotropolis

- 01** – Aerospace Manufacturing & Aviation
- 02** – Professional Services & Public Administration
- 03** – Retail
- 04** – Tourism & Culture
- 05** – Education and Skills Training
- 06** – Natural Resources & Energy
- 07** – Agribusiness & Food Processing
- 08** – Health and Life Sciences
- 09** – Manufacturing and High Tech
- 10** – Logistics and Distribution



# BUYING FOR YOURSELF?

Get an appliance pack to the value of **R25 000\***, when buying an apartment as your primary residence.

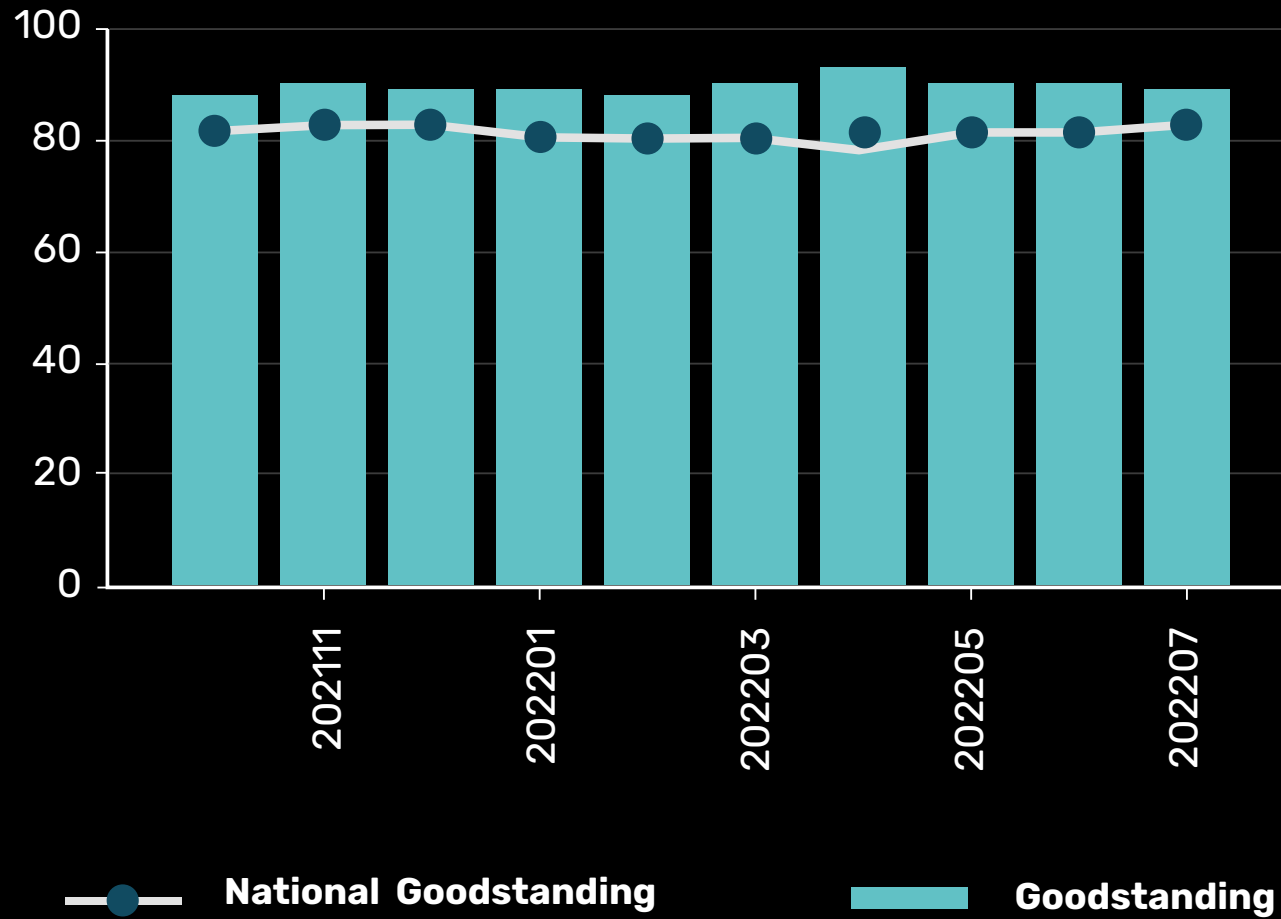
- ✓ Defy 348L Bottom Fridge/Freezer
- ✓ Defy 7/4 kg Washer Dryer Combo
- ✓ Kenwood 1.7L Stainless Steel Kettle
- ✓ Kenwood 2 Slice Toaster
- ✓ Defy 20L Metallic Microwave Oven
- ✓ Defy 7.6L XXL Electronic Airfryer





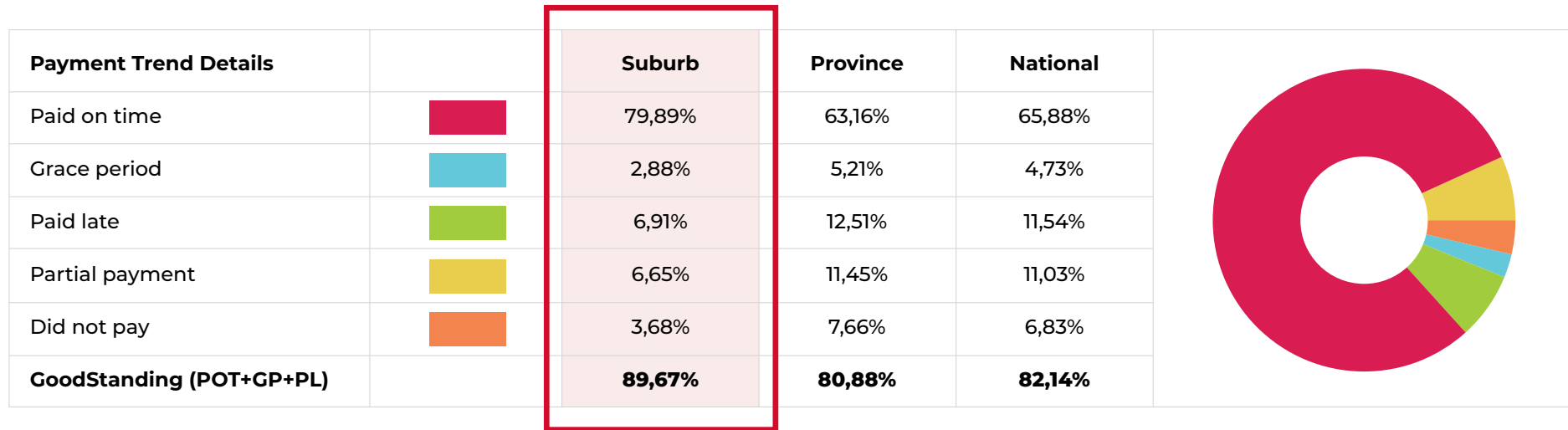
## Market Comparison

TPN (Tenant Profile Network) shows why Clearwater Village is such a fantastic investment:



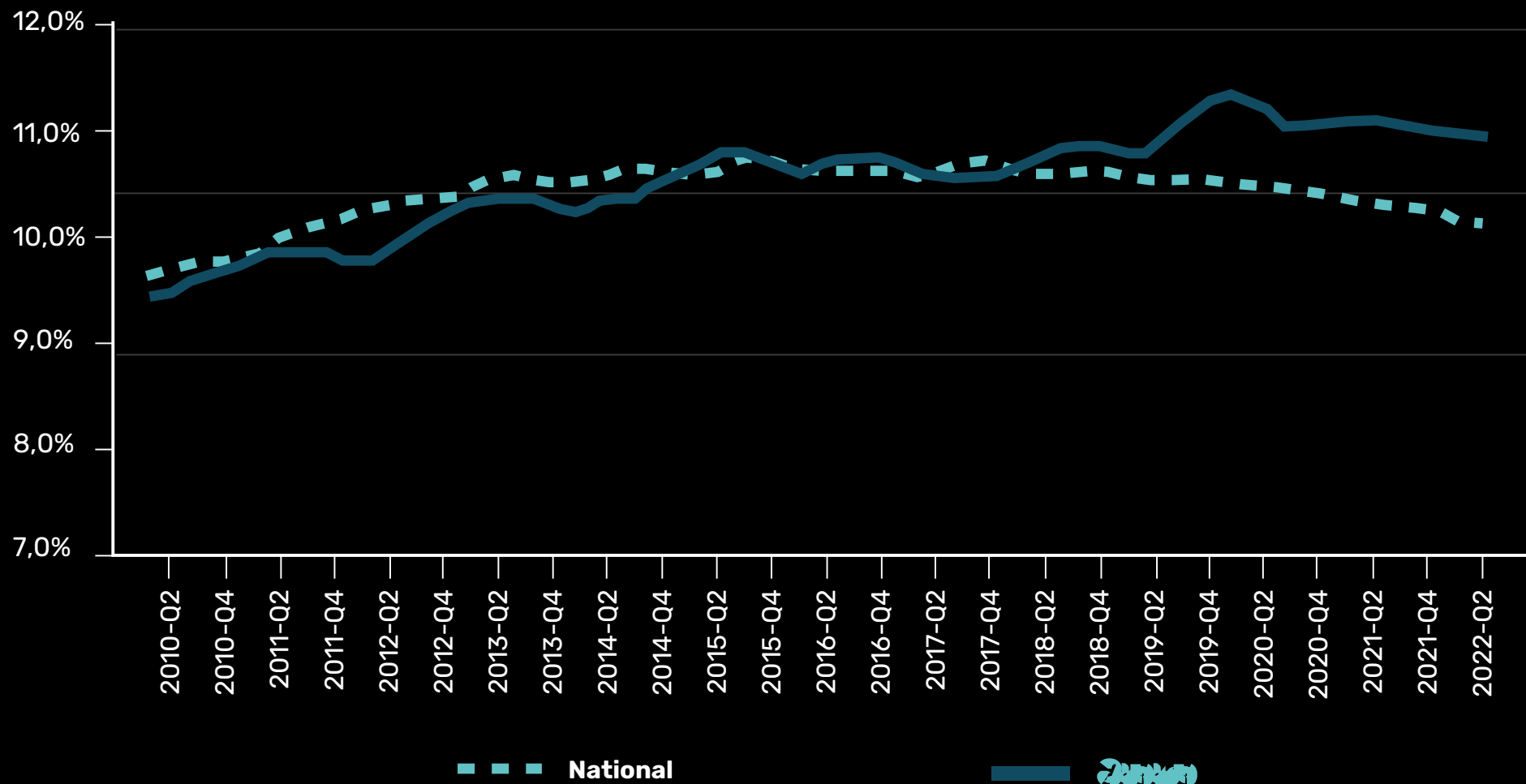


## Tenant Profile Network (TPN) Report shows why Clearwater Village is such a fantastic investment:



## Residential yield for sectional title

The below section provides you with an indication of the average yield in the area.





# INVESTMENT BENEFITS

- 2 Bedroom apartments from an unbelievable price of R799 000.
- Bond and transfer fees included - save up to **R60 000** in fees!
- We offer very affordable tenant insurance, safeguarding your rental income
- Up to **R22 800\*** rental assist paid to investors.
- 3 Years **FREE** rental management\*
- No transfer duty payable.
- 5 year NHBRC warranty.
- Gross rental yields up to **10.41%** (Incl rental assist\*).
- Above average tenant good standing ratio neighbourhood.
- IGrow Rentals will vet, place and manage your tenant.
- Up to 100% bond financing available through IGrow Home Loans.
- Deduct 55% of the purchase price against taxable income through Section 13sex.
- Property tax strategies offered by IGrow Chartered Accountants.
- Company & trust advice and setup through IGrow Trusts.Only
- **R10 000** reservation deposit (refundable should your bond not be approved).
- Occupation ready.



# APARTMENT FEATURES

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- ✓ Ground floor apartments have patio with pergola
- ✓ Juliet balconies to first and second floor apartments
- ✓ Modern and bright apartments
- ✓ Smart metering for water and electricity
- ✓ Each apartment will be fibre ready (excl activation fee)
- ✓ Built-in electric oven and ceran hob with extractor fan
- ✓ Natural stone quartz kitchen tops
- ✓ Aluminium window and sliding door frames
- ✓ Built-in cupboards with top cupboards to kitchens
- ✓ Tiled throughout with 600x600 porcelain tiles
- ✓ Solar geyser to each unit
- ✓ Plumbing point in kitchen for washing machine provided
- ✓ Modern sanitary fittings
- ✓ One covered parking bay per apartment provided
- ✓ Ample visitors parking
- ✓ 5 year NHBRC warranty from completion
- ✓ Building insurance covered in levy
- ✓ Loadshedding backup system





# DEVELOPMENT FEATURES

- ✓ Large, spacious central park amenities include:
  - Outdoor gymnasium
  - Childrens play area and jungle gym
  - Multi-purpose sports field
  - Putting green
  - Communal braai facilities with seating
  - Walking and cycling track
- ✓ Overlooking adjacent wetland sanctuary
- ✓ Landscaped communal garden spaces
- ✓ Secure estate with controlled access
- ✓ Electrified fencing on boundary wall
- ✓ Guardhouse facilities
- ✓ Tiled roofs and facebrick feature walls for low maintenance
- ✓ High rental demand neighbourhood due to work opportunities
- ✓ Quick access to all major interlinking roads
- ✓ Minutes drive to OR Tambo International Airport
- ✓ State of the art medical facilities within a 5km radius
- ✓ Multiple choice of educational facilities for all ages
- ✓ Loadshedding backup system

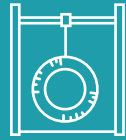




# LARGE, SPACIOUS CENTRAL PARK AMENITIES INCLUDE



Outdoor  
gymnasium



Childrens play  
area and  
jungle gym



Multi-purpose  
sports field



Putting  
green



Communal  
braai facilities  
with seating



Walking and  
cycling track





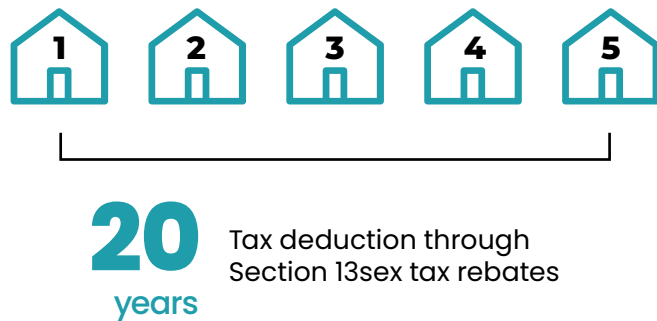
## Comprehensive end-to-end rental management IGrow rentals, our in-house rental managers

- In-house rental agents and managers
- Tenant vetting and placement services
- Rental collection services
- Ingoing and outgoing inspection services
- Maintenance service available
- Rental insurance included for the first 12 months - your rental income is secured

## 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.

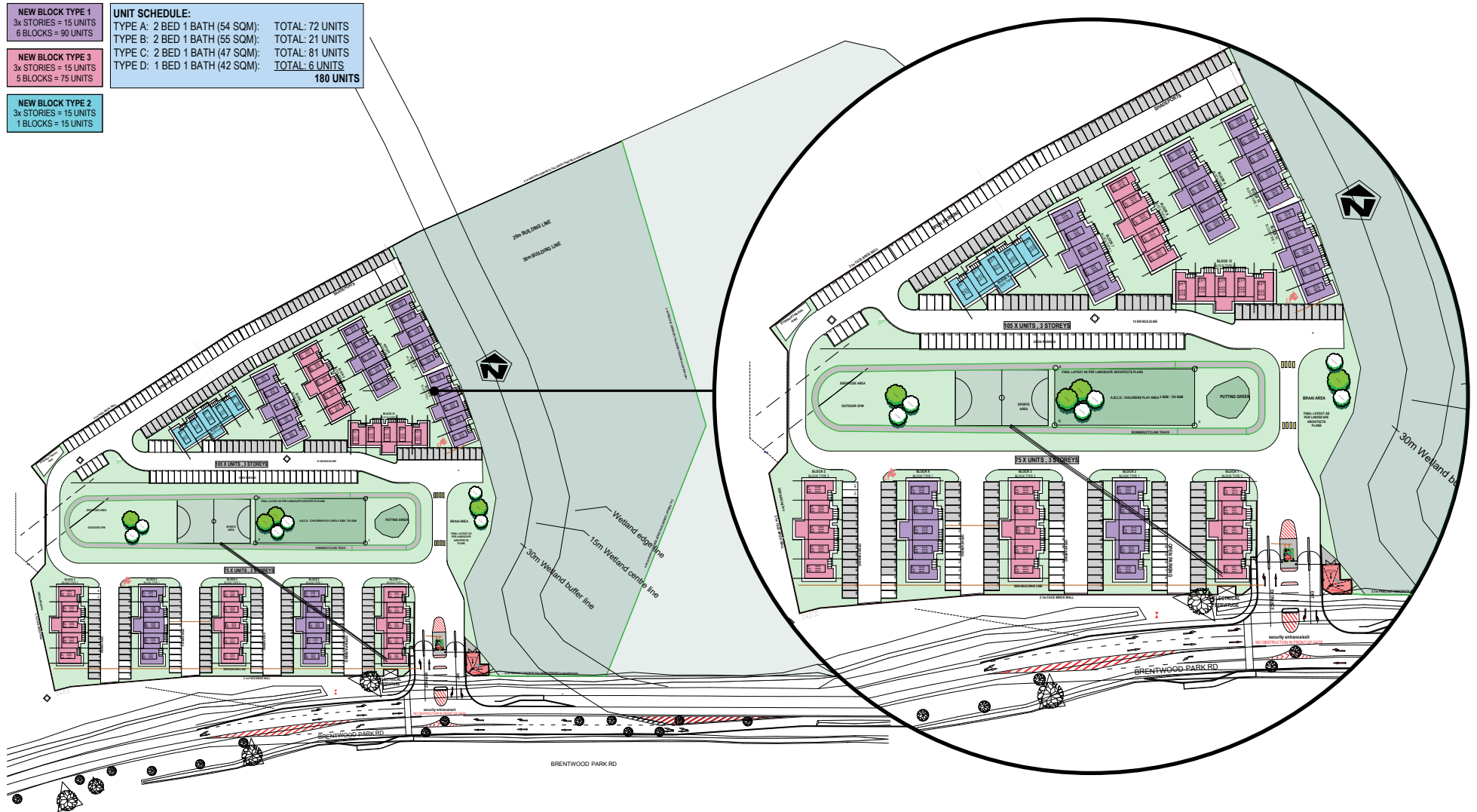


Visit our website for more information on this amazing tax incentive.

[www.igrow.co.za](http://www.igrow.co.za)

# Site Development Plan

Total number of apartments = 180





## BLOCK TYPE 3

Priced at **R899 000**



2 Bed



1 Bath



1 Parking

**One covered parking bay**

**Bond and transfer fees included**

**Juliet balconies to first and second floors**

**3 years free rental management**

Unit size (no balcony)	<b>53,56 – 55,01m²</b>
Patio to ground floor apartments – average	<b>4,06m²</b>
Projected rental income from	<b>R6 800 p/m</b>
Projected monthly bond repayment @30yr, 10.50%	<b>R8 224</b>
Est. levy	<b>R1 268</b>
Est. property rates	<b>R789</b>
Investor rental assist of	<b>R22 800*</b>
Est. monthly contribution of	<b>-R2 480</b>



## BLOCK TYPE 2

Priced at **R899 000**



2 Bed



1 Bath



1 Parking

**One covered parking bay**

**Bond and transfer fees included**

**Juliet balconies to first and second floors**

**3 years free rental management**

Unit size (no balcony)	<b>55m<sup>2</sup></b>
Patio to ground floor apartments - average	<b>4,96m<sup>2</sup></b>
Projected rental income from	<b>R6 800 p/m</b>
Projected monthly bond repayment @30yr, 10.50%	<b>R8 224</b>
Estimated levy	<b>R1 319</b>
Estimated property rates	<b>R789</b>
Investor rental assist of	<b>R22 800*</b>
Est. monthly contribution of	<b>-R2 532</b>





## BLOCK TYPE 1

Priced from **R799 000**



2 Bed



1 Bath



1 Parking

**One covered parking bay**

**Bond and transfer fees included**

**Juliet balconies to first and second floors**

**3 years free rental management**

Unit size (no balcony)	<b>47,25m<sup>2</sup></b>
Patio to ground floor apartments - average	<b>6,37m<sup>2</sup></b>
Projected rental income from	<b>R6 400 p/m</b>
Projected monthly bond repayment @30yr, 10.50%	<b>R7 309</b>
Estimated levy	<b>R1 180</b>
Estimated property rates	<b>R682</b>
Investor rental assist of	<b>R6 000*</b>
Est. monthly contribution of	<b>-R2 270</b>





## 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.

Contact us for more information:

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CAPE TOWN: +27 (0)21 979 2501

### 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. \*Rental assist only applicable where buyer signs a rental mandate with IGrow Rentals for the duration of the rental assist offering. Rental assist not applicable to Equity Buyers. Rental assist not applicable on Airbnb or short term letting. 12 month no rental management special applicable on units reserved from 26 April 2023 only.



# Construction Progress

November 2023

Construction Well Underway – Construction is progressing rapidly and Phase 1 will be ready for occupation from February 2024. The show unit is now available to show to prospective purchasers

