



# CLEARWATER

VILLAGE

Brentwood Park | Benoni, Gauteng



**R50 000  
DISCOUNT!**

Limited to 15 BRAND NEW  
2 bedroom apartments

**BLACK  
FRIDAY**



# Within the Ekurhuleni Aerotropolis

expanding node

- **R100bil investment**

Brentwood Park, Benoni, Gauteng

**Priced from R899 000**

~~was R949 000~~

- 12 months FREE rental management fees
- 12 months Tenant Insurance\* included to protect your income
- Rental assist of R18 000 payable to investors
- Bond & transfer fees included (save up to R63 000)
- Bond financing done on your behalf
- Tenants sourced, vetted and placed for you
- Ready for occupation early 2024!





# 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	<b>12.1 km</b>
Johannesburg CBD	<b>28.2 km</b>
Sandton CBD	<b>37 km</b>

### Education

Benoni High School	<b>4.8 km</b>
Farrarmere Primary School	<b>2.7 km</b>
Palm Grove High School	<b>4.6 km</b>

### Medical

Life Hospital The Glynwood	<b>7.9 km</b>
Medicross Medical Center	<b>6.1 km</b>
Northmead Clinic	<b>3.9 km</b>

### Recreation

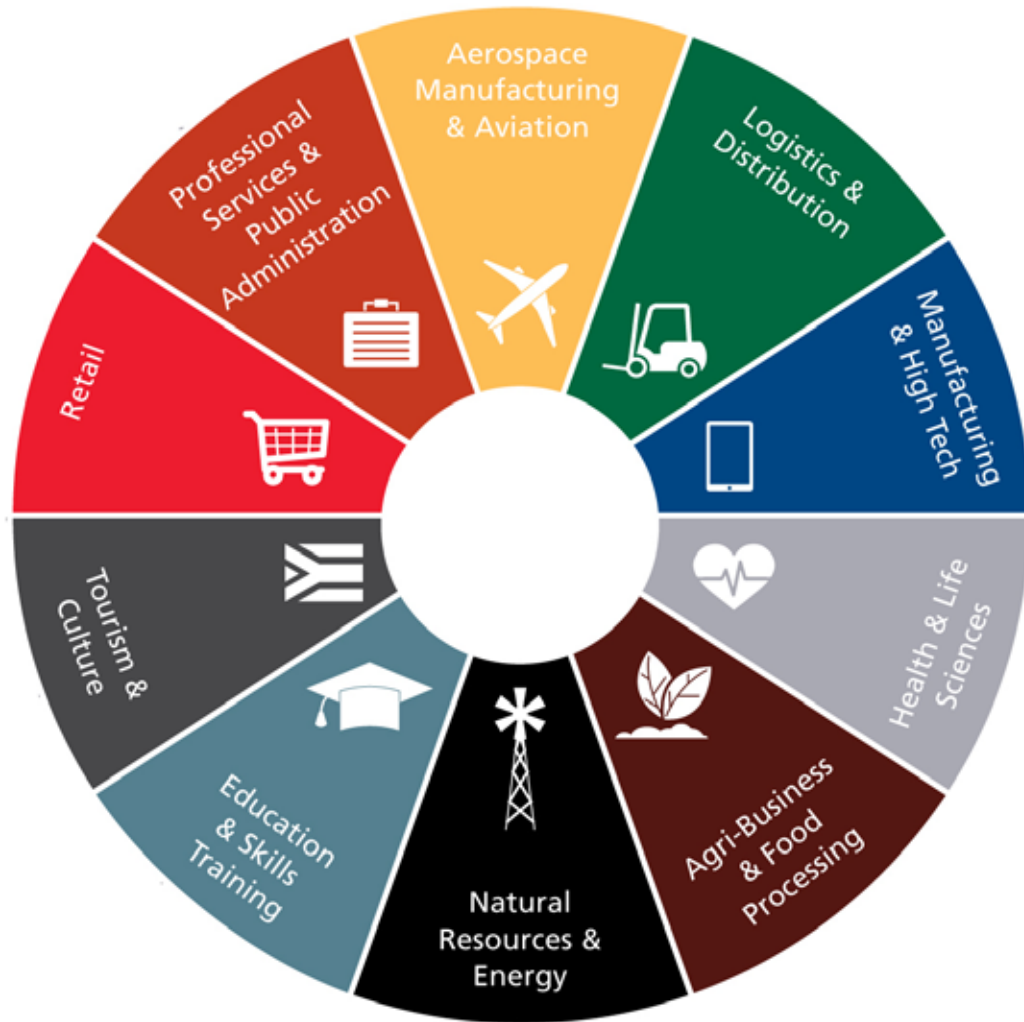
Brentwood Mall	<b>3.5 km</b>
Clearwater Office Park	<b>4.0 km</b>
Emperors Palace	<b>10.5 km</b>



# 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

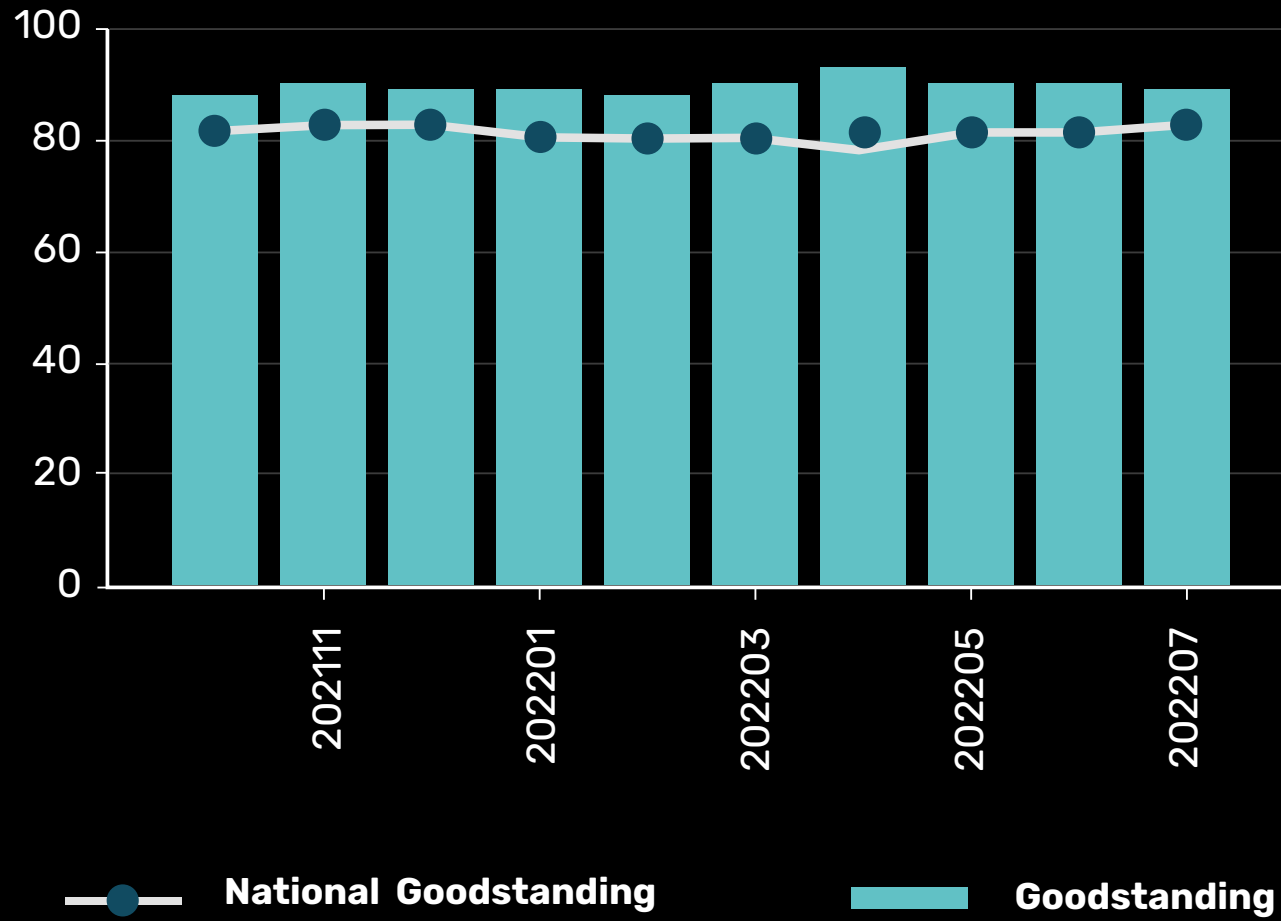
# WHY INVEST IN CLEARWATER VILLAGE

- 12 months **FREE** rental management fees
- 12 months Tenant Insurance\* included to protect your income
- Bond and transfer fees included - **save up to R60 000 in fees!**
- Up to **R18 000 rental assist\*** paid to investors
- Buy **directly** from the **developer**
- **No transfer duty** payable
- 5 year NHBRC warranty
- Still offering residents access to adjacent wetland
- **Many recreational facilities added** e.g. Childrens play area, Outside gym, Multi-purpose sports field, Putting green & Communal braai area.
- All recreational facilities have been located **more centrally**, therefore making them more easily accessible and safer

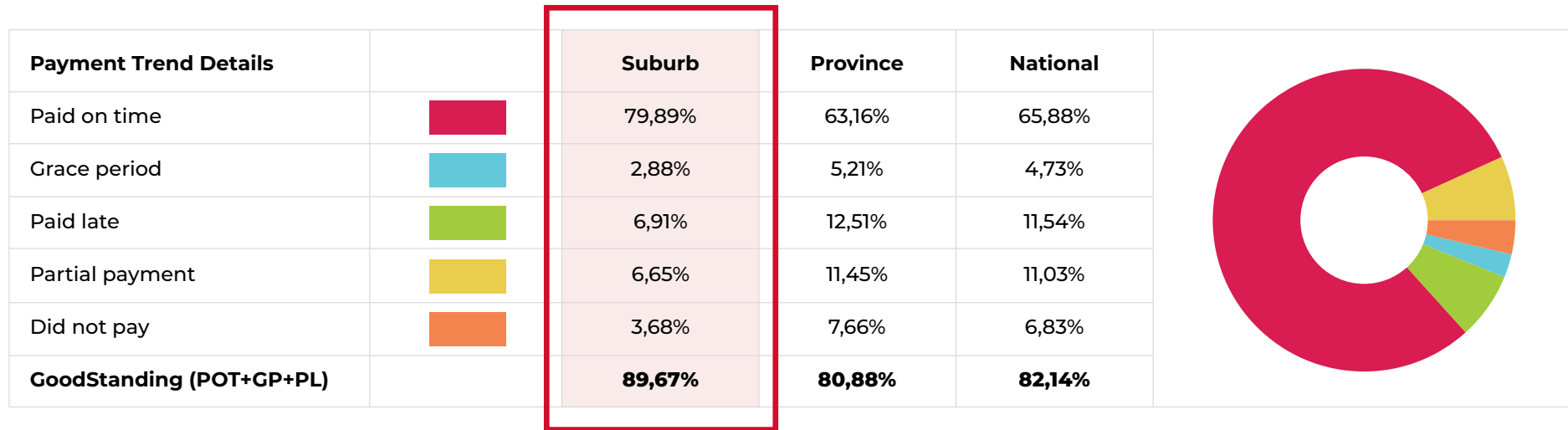


# Market Comparison

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

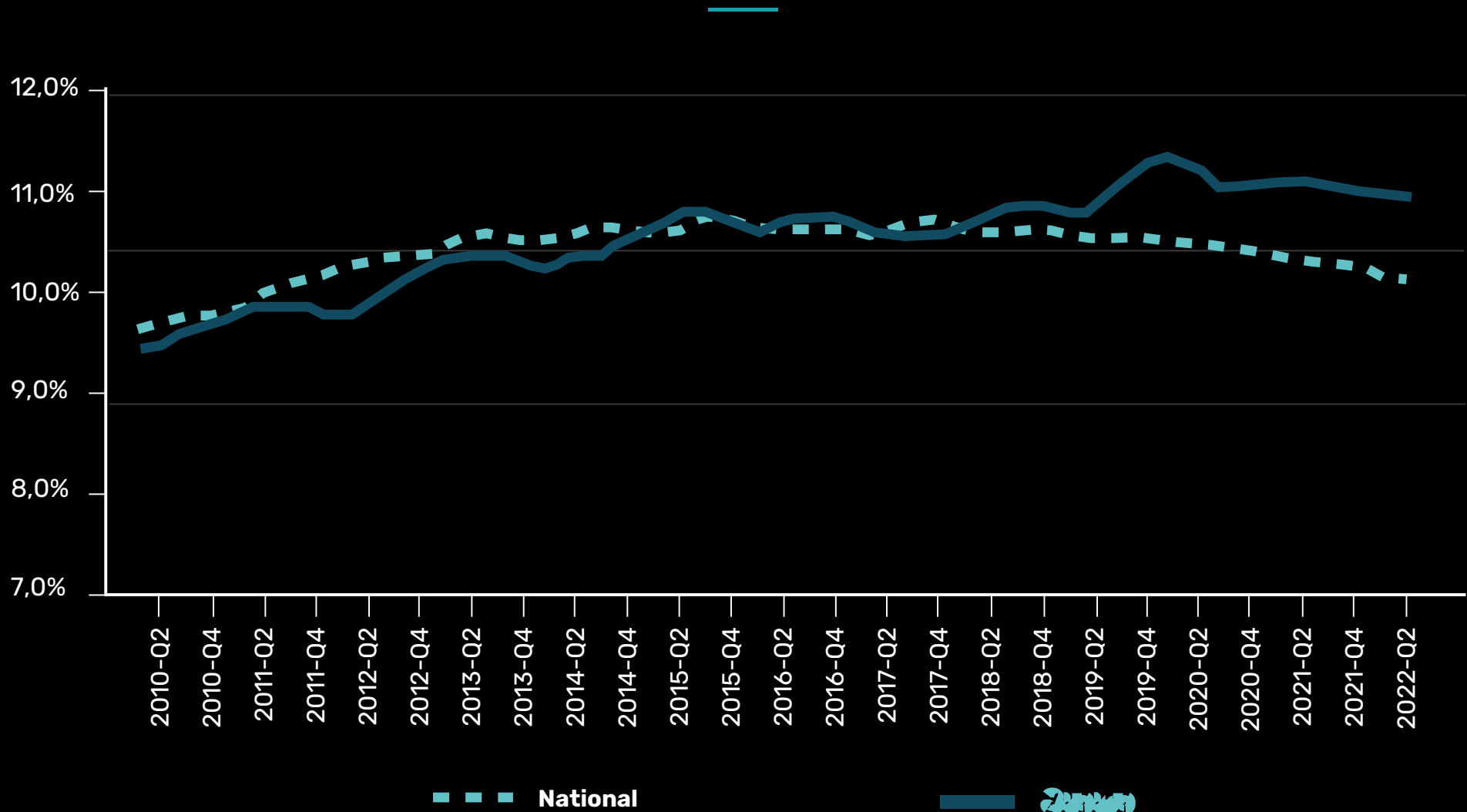


## Tenant Profile Network (TPN) Report shows why Clearwater Village is such a fantastic investment:



# 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 R949 000
- ✓ Bond and transfer fees included - save up to R60 000 in fees!
- ✓ 12 months Tenant Insurance included\*
- ✓ Up to R18 000 rental assist\* paid to investors
- ✓ 12 Month **FREE** rental management\*
- ✓ No transfer duty payable
- ✓ 5 year NHBRC warranty
- ✓ Gross rental yields up to 11,06% (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
- ✓ Within the Ekurhuleni Aerotropolis expanding node - R100bil investment
- ✓ 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 from 2024



# APARTMENT FEATURES

---

- ✓ 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



# 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

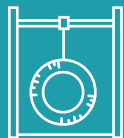




# LARGE, SPACIOUS CENTRAL PARK AMENITIES INCLUDE



Outdoor gymnasium



Childrens play area and jungle gym



Multi-purpose sports field



Putting green



Communal braai facilities with seating



Walking and cycling track



# Construction Progress

November 2023

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



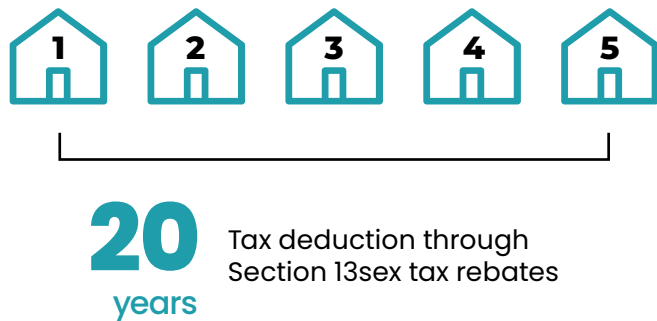
## Comprehensive end-to-end rental management IGrow rentals, our in-house rental managers

- ✓ 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.

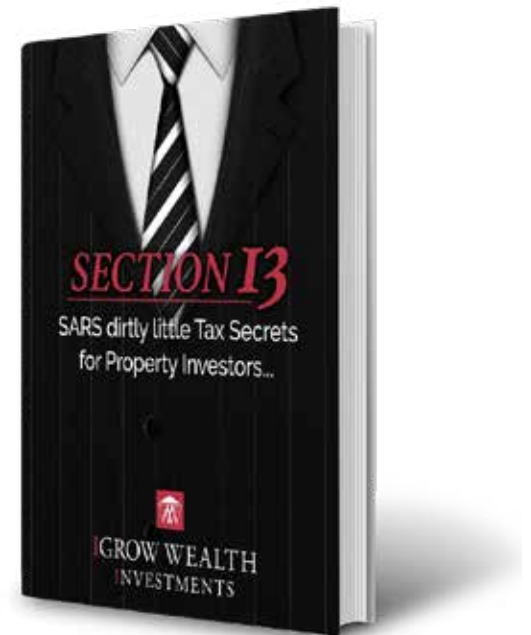
Enjoy 20 years of tax deductions through Section 13sex.



**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

Total number of apartments = 180

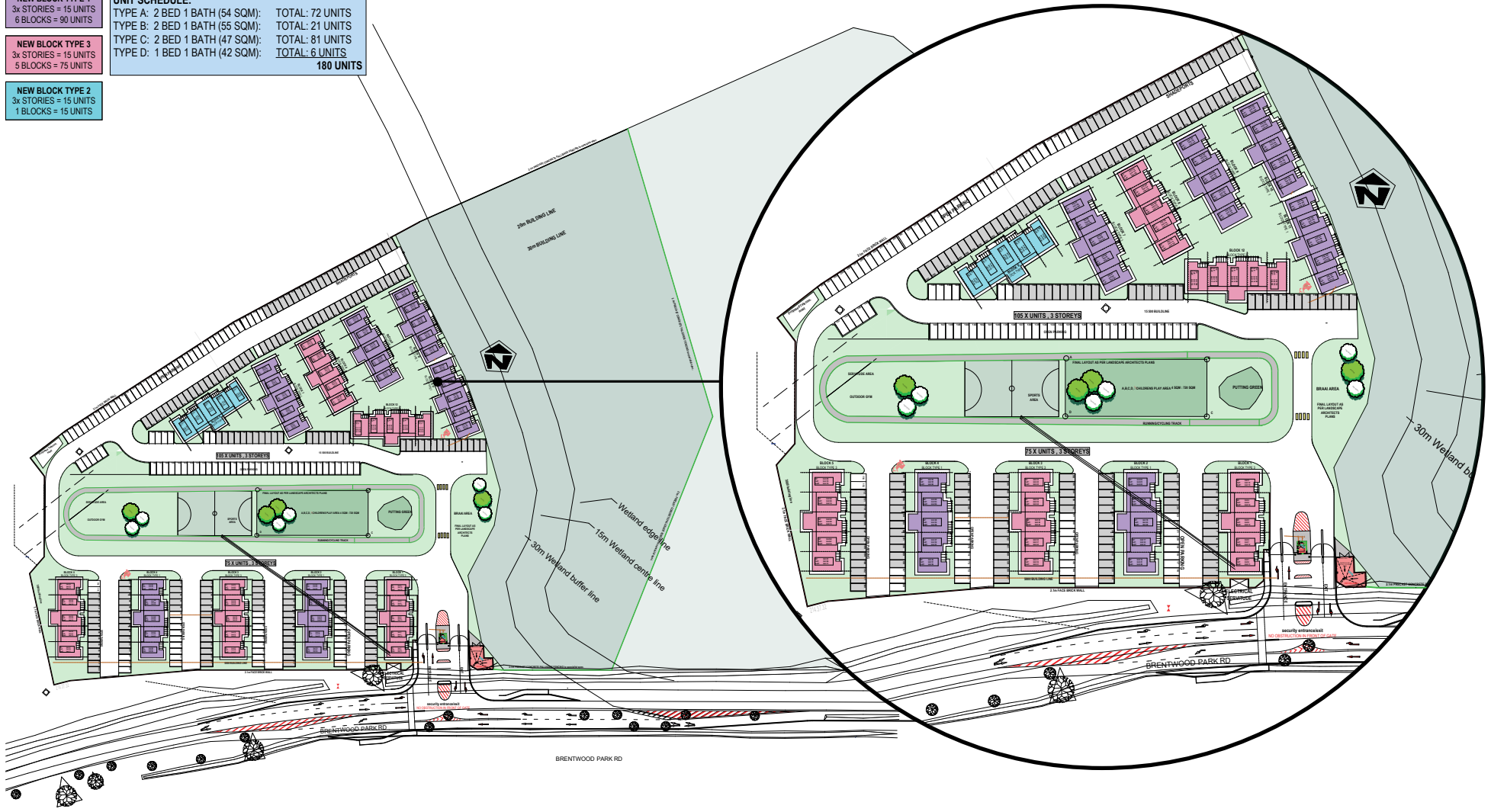
**NEW BLOCK TYPE 1**  
3x STORIES = 15 UNITS  
6 BLOCKS = 90 UNITS

**NEW BLOCK TYPE 3**  
3x STORIES = 15 UNITS  
5 BLOCKS = 75 UNITS

**NEW BLOCK TYPE 2**  
3x STORIES = 15 UNITS  
1 BLOCKS = 15 UNITS


**UNIT SCHEDULE:**


TYPE A: 2 BED 1 BATH (54 SQM):	TOTAL: 72 UNITS
TYPE B: 2 BED 1 BATH (55 SQM):	TOTAL: 21 UNITS
TYPE C: 2 BED 1 BATH (47 SQM):	TOTAL: 81 UNITS
TYPE D: 1 BED 1 BATH (42 SQM):	TOTAL: 6 UNITS
<b>180 UNITS</b>	



# UNIT TYPES A , A/M

Priced from **R949 000**

 2 Bed

 1 Bath

 1 Parking

**One covered parking bay**

**Bond and transfer fees included**

**Juliet balconies to first and second floors**

**Zero rental management fee year 1\***

Unit size (no balcony)

**53,56 – 55,01m<sup>2</sup>**

Patio to ground floor apartments – average

**4,06m<sup>2</sup>**

Projected rental income from

**R6 800 p/m**

Projected monthly bond repayment @30yr, 11.75%

**R9 579**

Estimated levy

**R1 268**

Estimated property rates

**R843**


Investor rental assist\* of


**R18 000**



## UNIT TYPE B

Priced from **R949 000**

 2 Bed

 1 Bath

 1 Parking

**One covered parking bay**

**Bond and transfer fees included**

**Juliet balconies to first and second floors**

**Zero rental management fee year 1\***

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, 11.75%	<b>R9 579</b>
Estimated levy	<b>R1 319</b>
Estimated property rates	<b>R843</b>
Investor rental assist* of	<b>R18 000</b>



## UNIT TYPE & C/M

Price **R799 000**

**SOLD OUT**

1 Bath

1 Parking

1 covered parking bay

Bond and transfer fees included

Juliet balconies to first and second floors

Zero rental management fee year 1\*

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, 11.75%	<b>R8 065</b>
Estimated levy	<b>R1 180</b>
Estimated property rates	<b>R682</b>
Investor rental assist* of	<b>R6 000</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:

[info@igrow.co.za](mailto:info@igrow.co.za)

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. Tenant insurance funded from Rental assist. 12 month no rental management special applicable on units reserved from 26 April 2023 only.