



Fish Eagle

Estates

North Village



Rental assist of R99 600 (First 10 buyers)



North Village caters for both the luxury entry level and investors alike

Two and three bedroom apartments

Priced from R999 000

Beyers Park, Boksburg, Gauteng

Transfer and bond fees included – no transfer duty payable



North Village of Fish Eagle Estate lies in the heart of Beyers Park

Situated a stone's throw away from major business epicenters such as the OR Tambo Aerotropolis node, Kempton Park, Jet Park, Germiston and the central business districts of Johannesburg. Fish Eagle Estate combines sought after amenities that investors and homeowners alike will benefit from, all within a security estate. It is an ideal location with easy access to all amenities, schools, medical facilities, job opportunities, recreational parks and great rental returns.

IGrow is proud to be involved in many excellent investment opportunities within the area and have been inundated with the rental demand. North Village offers investors to partake in the last phase which now offers bond and transfer fees included, with occupation set for mid 2022. Section 13sex clients can enjoy the tax advantage for this financial year still with a 55% deduction of the purchase price.





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Awesome things to do in and around North Village, Fish Eagle Estate

- **Work**
Kempton Park CBD
- **Travel**
OR Tambo International Airport
- **Entertain the kids**
Benoni Monkey & Bird Park
- **Explore**
Homestead Dam
- **A bit of speed**
The Rock Raceway
- **Shopping**
East Rand Mall



Location

Beyers Park, Boksburg



Amenities

Travel

O.R. Tambo International Airport	12,8 km
Johannesburg CBD	27,6 km
Kempton Park CBD	14,5 km

Education

Damelin - Boksburg College	4,2 km
Ephes Mamkeli Secondary School	7,8 km
Woodlands International College	4,1 km

Medical

Life The Glynwood Hospital	6,2 km
Tambo Memorial HospitalMarina	5,9 km
Netcare Linmed Hosipital	11,9 km

Recreation & Shopping

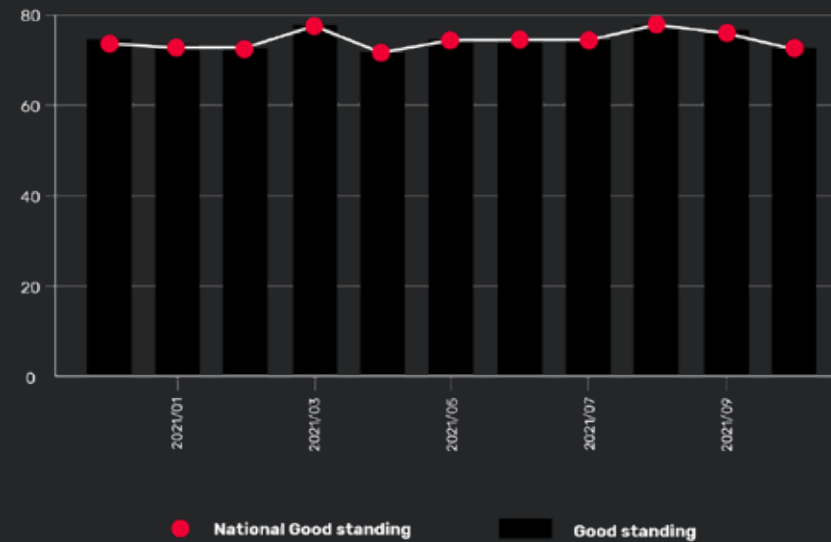
East Rand Mall	4,5 km
Lakefield Square	2,4 km
Ravenswood Shopping Centre	2,4 km



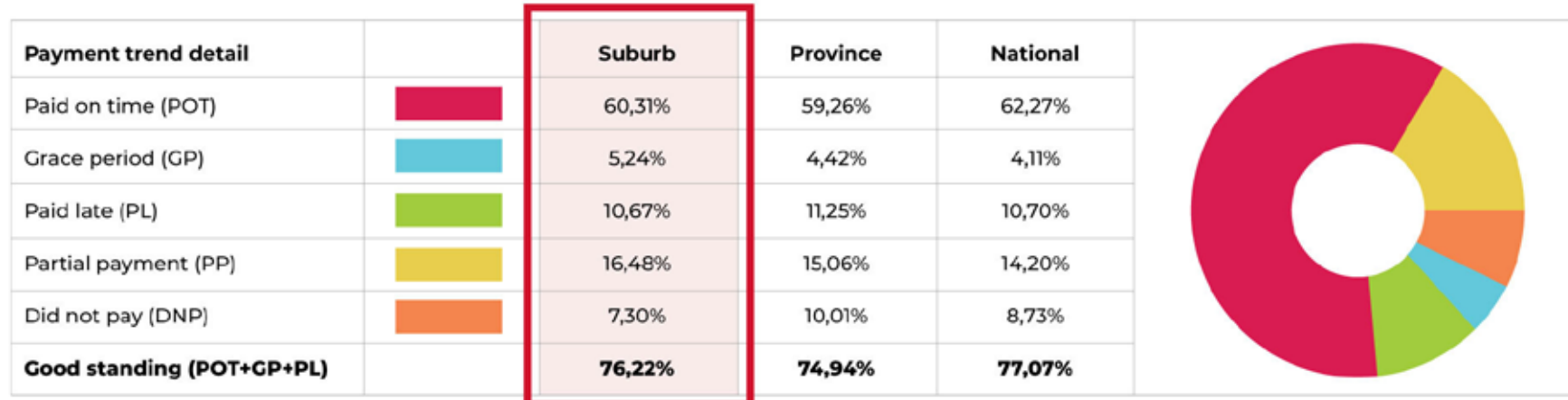


Market Comparison

TPN (Tenant Profile Network) shows why North Village, Fish Eagle Estate is such a fantastic investment:

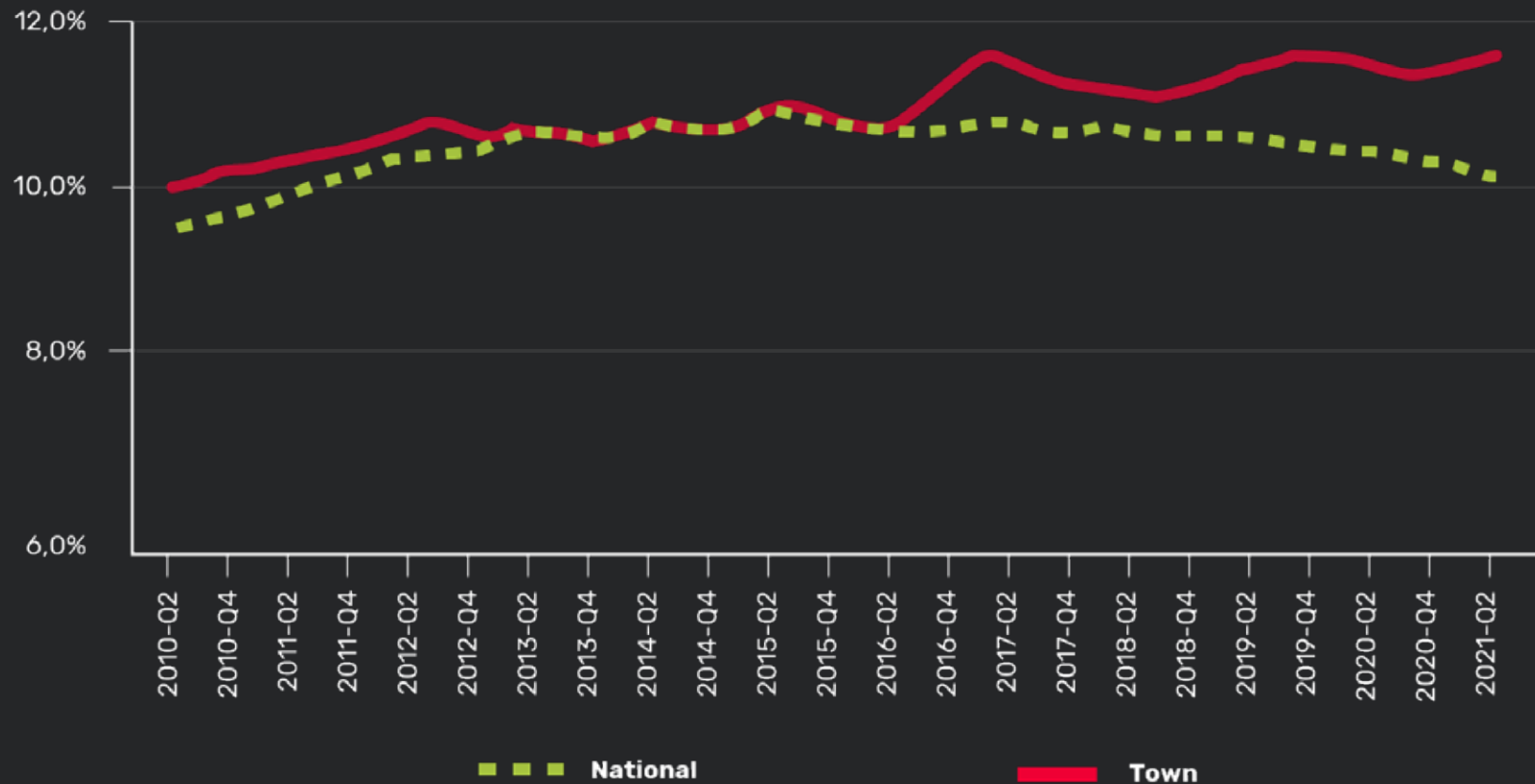


Tenant payment profile for area



Residential yield for sectional title

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



Investment benefits

11,78%

Gross rental yields up to **11,78%**

- ✓ Occupation from mid 2022
- ✓ Deduct up to R659 450 against taxable income through Section 13sex tax incentives*
- ✓ Bond and transfer fees included – save up to R60 000 in fees!
- ✓ **Rental assist of R99 600 for the first 10 buyers**
- ✓ Various unit types to choose from
- ✓ Up to 100% bond financing available – even for second time buyers
- ✓ Buy directly from the developer
- ✓ 5 year NHBRC warranty
- ✓ Tenant insurance offered – secure your rental income
- ✓ No transfer duty payable
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts

Projected rental income from:

R7 250 p/m

Apartments selling from:

R999 000





Apartment features

- ✓ Security estate with electrified boundary wall
- ✓ Large unit sizes ranging from 77m² to 90m²
- ✓ 2 parking bays (one covered – excluding types D & DM)
- ✓ Exclusive use gardens to ground floor apartments
- ✓ Face brick exterior for low maintenance
- ✓ Aluminium window frames
- ✓ Ceramic floor tiling with tile skirtings
- ✓ 150 litre Kwikhot Solar geysers to each apartment
- ✓ Rustenburg granite kitchen work tops
- ✓ Prepaid electrical and water meters
- ✓ Two plumbing points in kitchen
- ✓ Fibre ready
- ✓ Built-in cupboards in bedrooms and kitchen
- ✓ Modern layouts and finishes
- ✓ Pet- friendly (to be approved by body corporate)

Development features

- ✓ Access control security estate with electrified boundary wall
- ✓ Landscaped communal spaces
- ✓ Within the Ekurhuleni Aerotropolis expanding node – R100bil investment
- ✓ High rental demand neighbourhood due to work opportunities
- ✓ Quick access to all major interlinking roads
- ✓ Minutes drive to OR Tambo International
- ✓ Plenty of recreational amenities in surrounds
- ✓ State of the art medical facilities within a 5km radius
- ✓ Multiple choice of educational facilities for all ages
- ✓ Last phase now selling



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



Site development plan



Typical 2 bedroom, 2 bathroom apartment

Priced from
R999 000 to R1 129 000

Rental assist – R99 600 for the first 10 buyers
Unit size from 77m² – 89m²
Two parking bays (excluding types D & DM)
Projected rental income from R7 250 p/m
Projected monthly levy average R1 600 p/m (including HOA)
Projected monthly rates average R850 p/m
Projected monthly bond repayment @30yr, 7,5% from R6 985 p/m
Est. monthly shortfalls from –R367 p/m



Typical 3 bedroom, 2 bathroom apartment

Priced from
R1 089 000 to R1 199 000

Rental assist – R99 600 for the first 10 buyers
Unit size from 83m² – 90m²
Two parking bays (excluding types D & DM)
Projected rental income from R8 250 p/m
Projected monthly levy average R1 700 p/m (including HOA)
Projected monthly rates average R900 p/m
Projected monthly bond repayment @30yr, 7,5% from R8 104 p/m
Est. monthly shortfalls from –R849 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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