

BLACK
BRICK

SANDTON 2





SANDTON CITY

THE MICHELANGELO TOWERS

NELSON MANDELA SQUARE

SANDTON CONVENTION CENTRE

BLACKBRICK SANDTON 2

MOMENTUM METROPOLITAN BUILDING

GAUTRAIN STATION SANDTON

OLD MUTUAL PLACE

BENMORE ROAD

STELLA STREET

ENGEN HEAD OFFICE

RADISSON BLU HOTEL

RIVONIA DRIVE

BLACK BRICK

INTRODUCING SANDTON 2 APARTMENT HOTEL DEVELOPMENT

EXISTING UNITS, TENANT READY

BUY NOW TAKE TRANSFER IN 2 MONTHS FROM TODAY

STUDIO

PRICED AT R1 245 000

R75 000 RENTAL ASSIST
TO INVESTORS*

10,43% GROSS ROI

1 BEDROOM

PRICED AT R1 295 000

R60 000 RENTAL ASSIST
TO INVESTORS*

10,56% GROSS ROI

NO TRANSFER FEES | NO BOND REGISTRATION FEES

OWN FROM ONLY R12 092 PM* | *CALCULATED AT 11,25% OVER 30 YEARS

R10 000 DEPOSIT



RETURN ON INVESTMENT

HIGH RENTAL DEMAND APARTMENTS AVAILABLE

MONTHLY CONTRIBUTIONS YEAR 1 FROM BELOW R4 373*

(30-YEAR* bond term 11,25% interest)

TENANTS SOURCED, VETTED AND PLACED FOR YOU

INVEST IN SOUTH AFRICA'S FASTEST GROWING APARTHOTEL BRAND

Blackbrick Hotels & Apartments is an investor-focused development group where you can buy residential apartments or hotel apartments with flexible management solutions giving you superior returns and capital growth



SANDTON 1

25 FREDMAN DRIVE

208 APARTMENTS



BEDFORDVIEW

24 JOHNSON ROAD

254 APARTMENTS



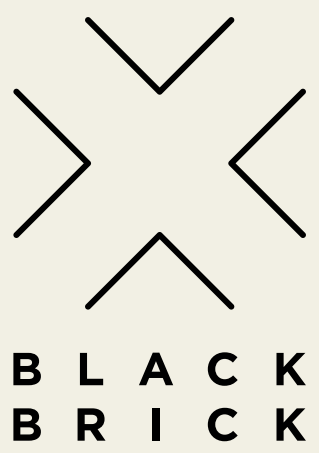
CAPE TOWN

6 SAINT GEORGE'S MALL

100 APARTMENTS



TWO BUILDINGS TOGETHER DOMINATING SANDTON



**900M FROM
JOHANNESBURG STOCK EXCHANGE**

**CENTRALLY POSITIONED WITH QUICK
ACCESS TO THE GAUTRAIN STATION SANDTON**

**WITHIN WALKING DISTANCE OF SANDTON
CONVENTION CENTRE, SANDTON CITY
& NELSON MANDELA SQUARE**

THE PERFECT BUSINESS LOCATION

Amenities

Travel

| | |
|--------------------------------|------|
| Johannesburg Stock Exchange | 900m |
| Gautrain station Sandton | 1km |
| Sandton Convention Centre | 650m |
| OR Tambo International Airport | 31km |

Education

| | |
|-----------------------------------|-------|
| Montrose Primary School | 2,5km |
| Hyde Park School | 4,5km |
| The IIE's Varsity College Sandton | 2,5km |

Medical

| | |
|-------------------------------|-------|
| Morningside Mediclinic | 600m |
| Sandton Clinic | 2.4km |
| Morningside 24hour dispensary | 5.8km |

Recreation & Shopping

| | |
|--------------------------------------|-------|
| Sandton City & Nelson Mandela Square | 600m |
| Wanderers Golf Club | 4,2km |
| Innesfree Park | 4,1km |





FROM R1 245 000 | GROSS RENTAL YIELDS UP TO 11,15%*
FULLY MANAGED | LIMITED INVESTMENT APARTMENTS REMAINING

* GROSS ROI EXCL LEVIES AND RATES



**TIMES HAVE CHANGED AND THE YOUTH WHO DRIVE
OUR ECONOMY TODAY LIVE DIFFERENTLY**

**ITS ALL ABOUT WELL-DESIGNED COMPACT PERSONAL SPACES WITH
BIG AMENITIES AND FACILITIES WHERE THEY CAN LIVE THEIR SOCIAL LIVES**

**THIS REDUCES THEIR COSTS AND GIVES THEM THE LOCK-UP-AND-GO
FLEXIBILITY THEY NEED TO BE MOBILE AND FEEL FREE**

THIS IS THE FREEDOM GENERATION

COMPACT PERSONAL SPACE BIGGER ON FACILITIES

INVESTMENT BENEFITS

- ✓ Up to R75 000 rental assist to investors*
- ✓ Gross rental yields up to 11,02%
- ✓ Bond and transfer fees included (excl bank initiation fee)
- ✓ Save up to a R71 000 in attorney fees
- ✓ Up to 100% bond financing available
- ✓ Buy directly from the developer
- ✓ No transfer duty payable
- ✓ Deduct up to R712 250 against taxable income through Section 13sex tax incentives*
- ✓ Consistent high rental yield neighbourhood
- ✓ Rental income starting from R8 500 to R9 500 (excluding cash back)
- ✓ IGrow Rentals will manage your tenant for you
- ✓ Tenant insurance offered - secure your rental income
- ✓ Investors get access to Blackbrick amenities and discounts within the network
- ✓ Ready for occupation December 2022
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ R10 000 reservation deposit required (refundable should financing not be approved)





APARTMENT FEATURES

- ✓ Trendy, well designed apartments
- ✓ High speed fibre installed to all units (activation excluded)
- ✓ Quartz kitchen countertops with ample cupboard space
- ✓ Ceramic glass hob, oven and extractor fan
- ✓ Washing machine/dishwasher point in kitchen
- ✓ Modern, quality sanitary finishes throughout
- ✓ Tiled throughout for low maintenance (600 x 600 tile)
- ✓ Centralised, energy efficient, heatpump hot water system
- ✓ Hot and cold water meters installed to each apartment
- ✓ Pre-paid electricity meters to each apartment
- ✓ Building insurance covered by levy
- ✓ Concierge services available
- ✓ State-of-the-art security

DEVELOPMENT FEATURES

- ✓ Excellent location within the hub of Sandton CBD
- ✓ Luxury aparthotels with rooftop pool and restaurants
- ✓ Walking distance to the Gautrain station - 1 km
- ✓ Johannesburg Stock Exchange only 650m away
- ✓ Sandton City and Nelson Mandela Square only 600 m
- ✓ Two restaurants
- ✓ 100-seater cinema with event programs
- ✓ Parking for every apartment
- ✓ Co-working spaces
- ✓ Boxing Gym
- ✓ Boardrooms available to book
- ✓ Zoom Pods with internet access
- ✓ Lounge areas for meetups
- ✓ Yoga studio
- ✓ In-house laundromat facilities
- ✓ High-speed wifi





INVEST IN THE HEART OF SANDTON AND JOIN BLACKBRICK'S GROWING NETWORK OF HOTELS, RESIDENCES AND RESORTS



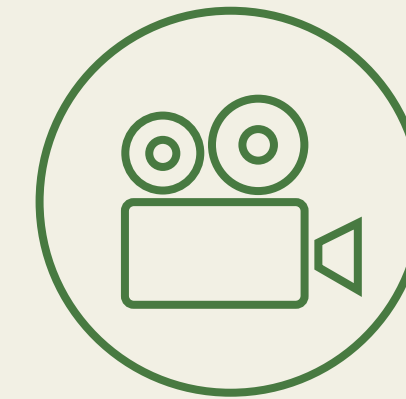
ROOFTOP POOL



OCCUPATION
END 2022



TWO RESTAURANTS



100-SEATER CINEMA



PARKING FOR
EVERY UNIT



CO-WORKING
SPACES



BOXING GYM



CONSTRUCTION
ALREDY COMMENCED

AND MUCH MORE

CLUBHOUSE | ROOFTOP BAR | OUTDOOR CINEMA | BOARDROOMS | ZOOM PODS | LOUNGES
YOGA | IN-HOUSE LAUNDROMAT | HIGH-SPEED WIFI

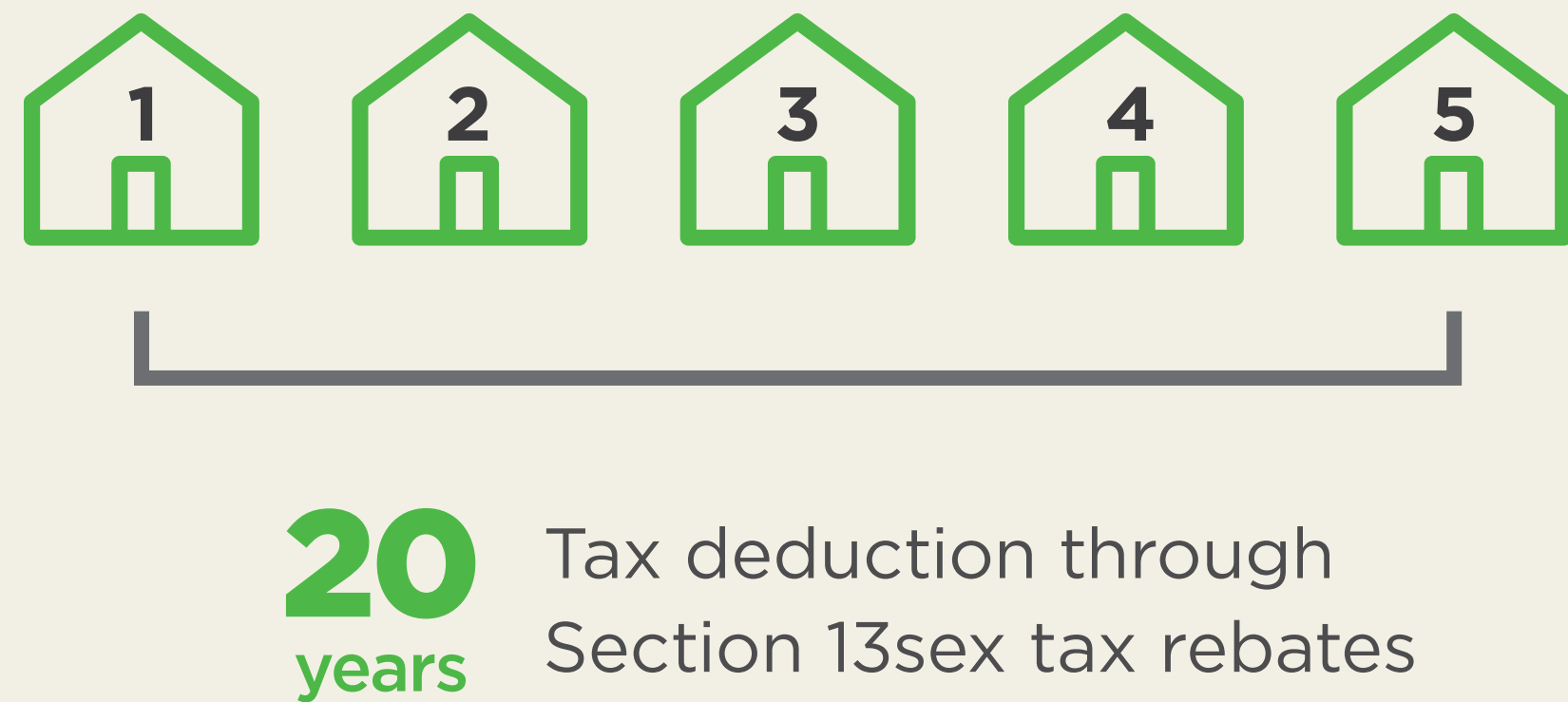
DEVELOPMENT FEATURES

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

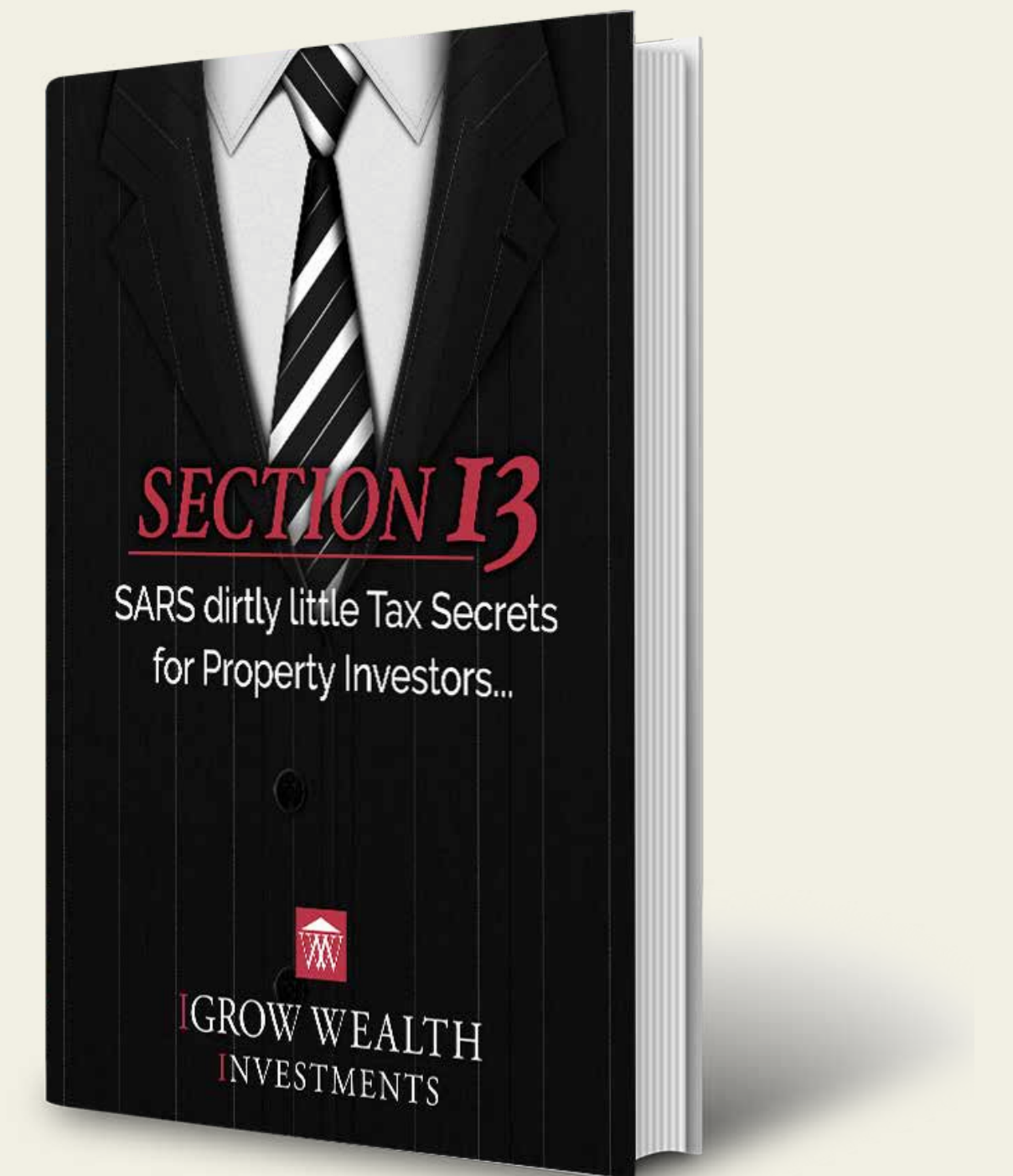
- ✓ In-house rental agents and managers
- ✓ Tenant vetting and placement services
- ✓ Rental collection services
- ✓ Ingoing and outgoing inspection services
- ✓ Maintenance service available
- ✓ Rental insurance available - secure your rental income

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.

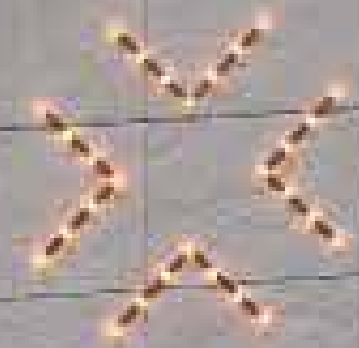


55%
deduction through
Section 13sex tax
rebates



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

www.igrow.co.za



BLACK
BRICK

22 Fredman Drive





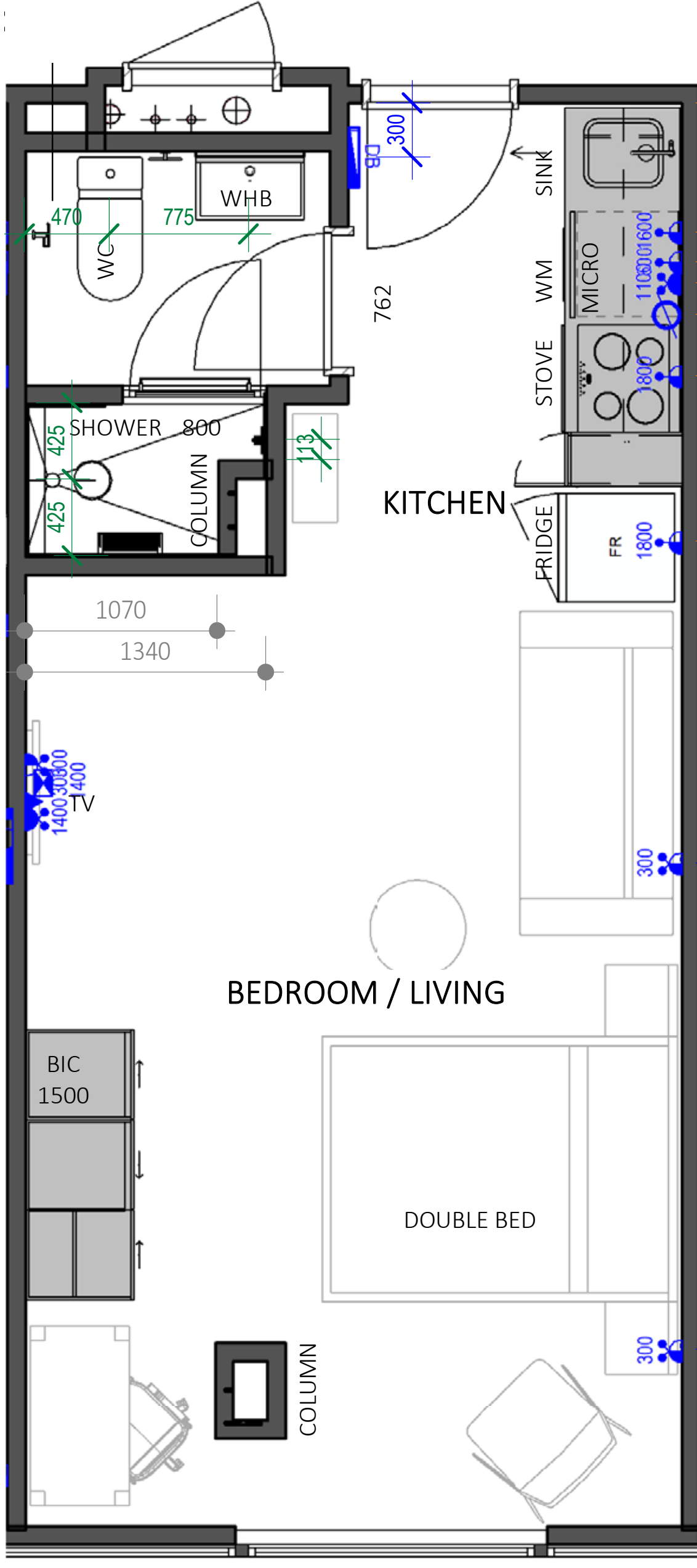
Studio A11

Priced at **R1 245 000**

1 Bed
1 Bath
1 Parking

- No balcony
- One parking allocated
- Bond and transfer fees included

| | |
|--|--|
| Average unit size | 27m²-30m² |
| Projected rental income from | R8 500 p/m |
| Projected monthly bond repayment @30yr, 11.75% | R12 567 |
| Projected monthly levy | R1 020 |
| Projected monthly property rates | R548 |
| City effluent charge | R560 |
| Rental assist*: | R75 000 |
| Est. year 1 monthly contribution incl. rental assist | R5 290 |





One bedroom, one bathroom A10

Priced at **R1 295 000**

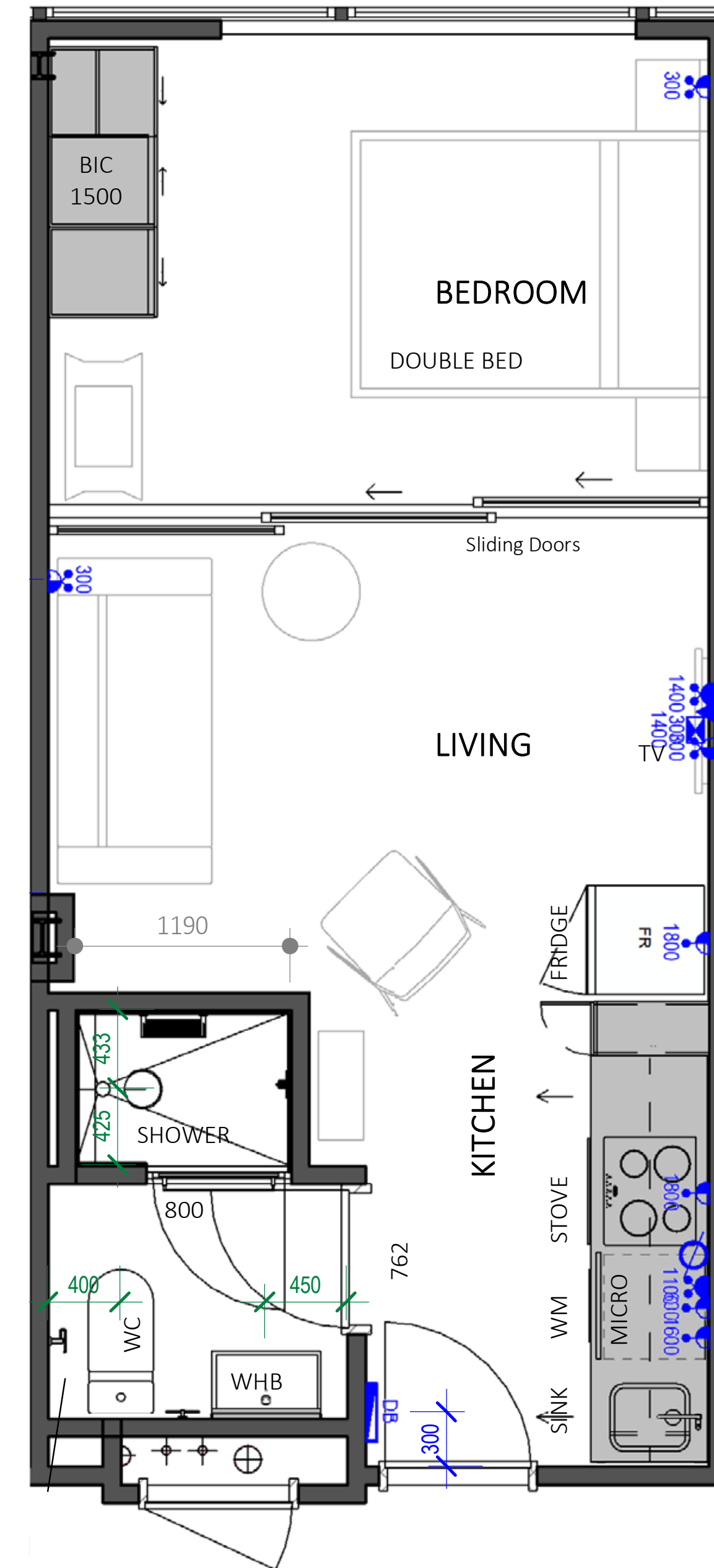


No balcony

One parking allocated

Bond and transfer fees included

| | |
|--|------------------------|
| Average unit size | 30m² |
| Projected rental income from | R9 500 p/m |
| Projected monthly bond repayment @30yr, 11.75% | R13 072 |
| Projected monthly levy | R1 020 |
| Projected monthly property rates | R578 |
| City effluent charge | R560 |
| Rental assist*: | R60 000 |
| Est. year 1 monthly contribution incl. rental assist | R5 365 |





One bedroom, one bathroom B3

Priced at **R1 295 000**



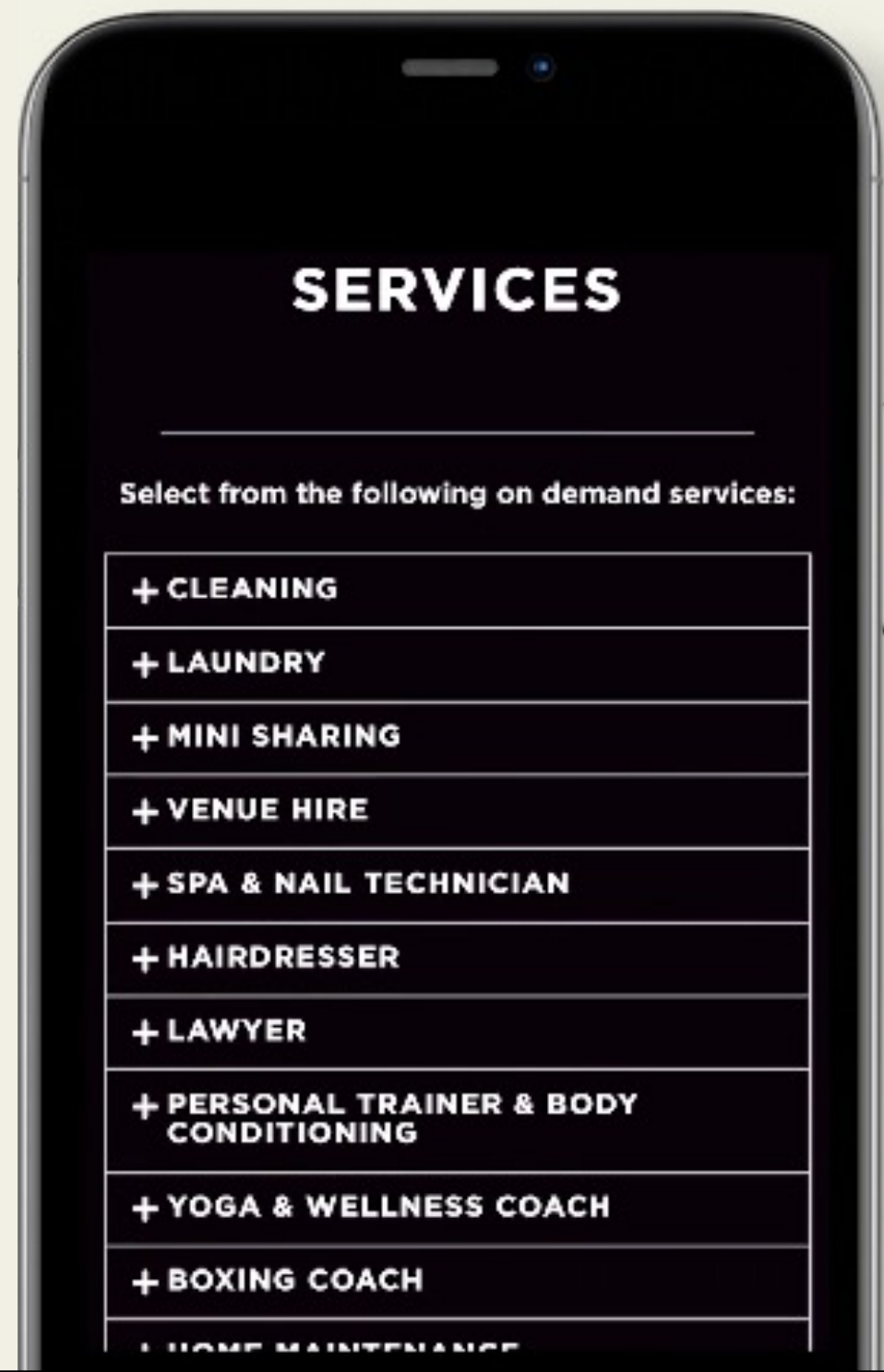
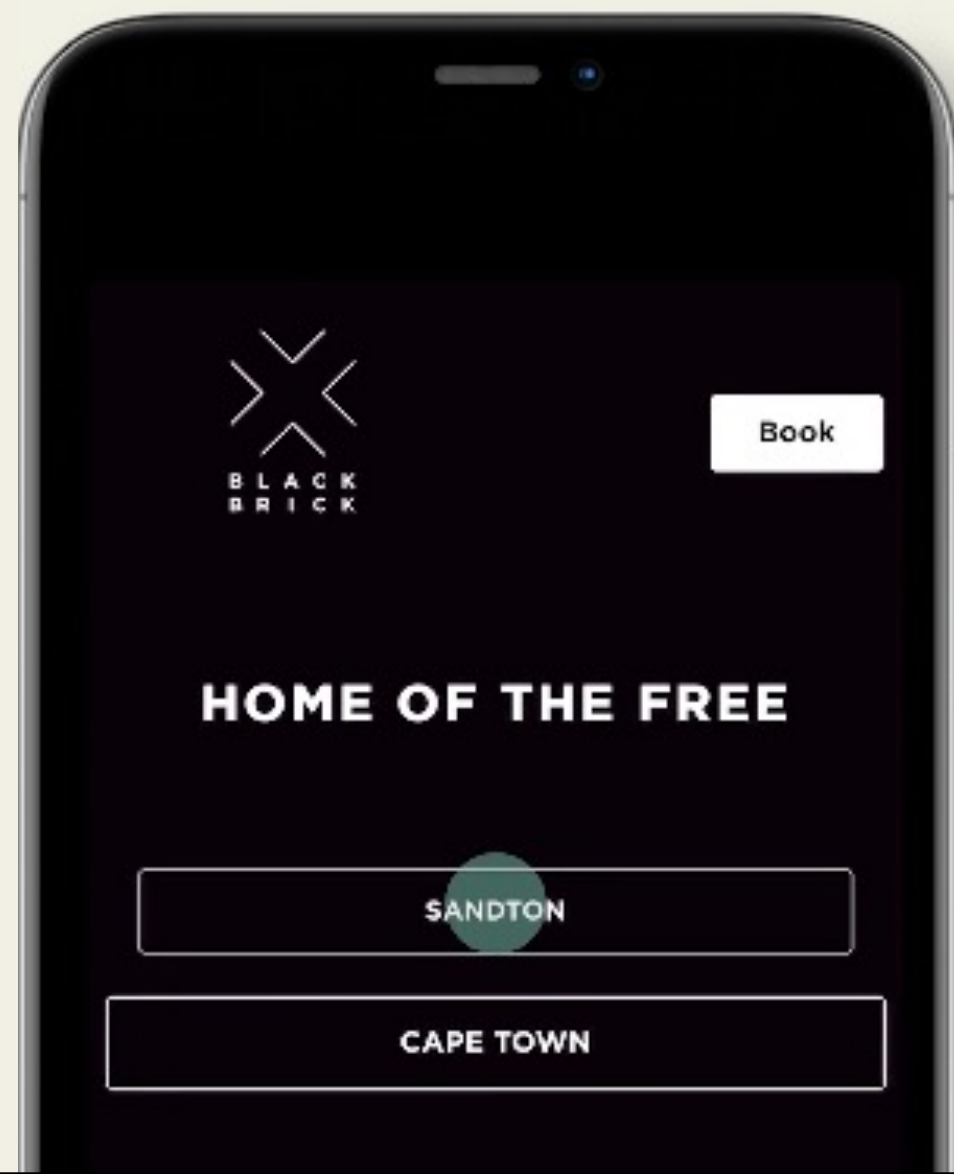
No balcony

One parking allocated

Bond and transfer fees included

| | |
|--|------------------------|
| Average unit size | 32m² |
| Projected rental income from | R9 500 p/m |
| Projected monthly bond repayment @30yr, 11.75% | R13 072 |
| Projected monthly levy | R952 |
| Projected monthly property rates | R578 |
| City effluent charge | R560 |
| Rental assist*: | R60 000 |
| Est. year 1 monthly contribution incl. rental assist | R5 297 |





MEET AGENT X

- IN ROOM CONTROL
- ON-DEMAND SERVICES
- EVENT CALENDARS
- PROGRAM NOTIFICATIONS
- FACILITIES
- SERVICES
- EXPERIENCES
- MANAGE YOUR BOOKING
- ORDER FOOD & DRINK
- NEIGHBOURHOOD NAVIGATION
- BOOK YOUR FLIGHTS
- CHAT TO US





AS AN OWNER YOU GET BENEFITS EVEN IF YOU DON'T LIVE HERE

- 1. YOU GET 15% OFF ON ALL HOTEL BOOKINGS IN OUR NETWORK**
- 2. YOU ARE ABLE TO ACCESS ALL OF OUR CLUB FACILITIES NATIONWIDE.**

OWNER MEMBER BENEFITS



IGROW

DEVELOPED BY INDUSTRY LEADERS



BLACK
BRICK



SETSO
Property Fund



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

CAPE TOWN: +27 (0)21 979 2501

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