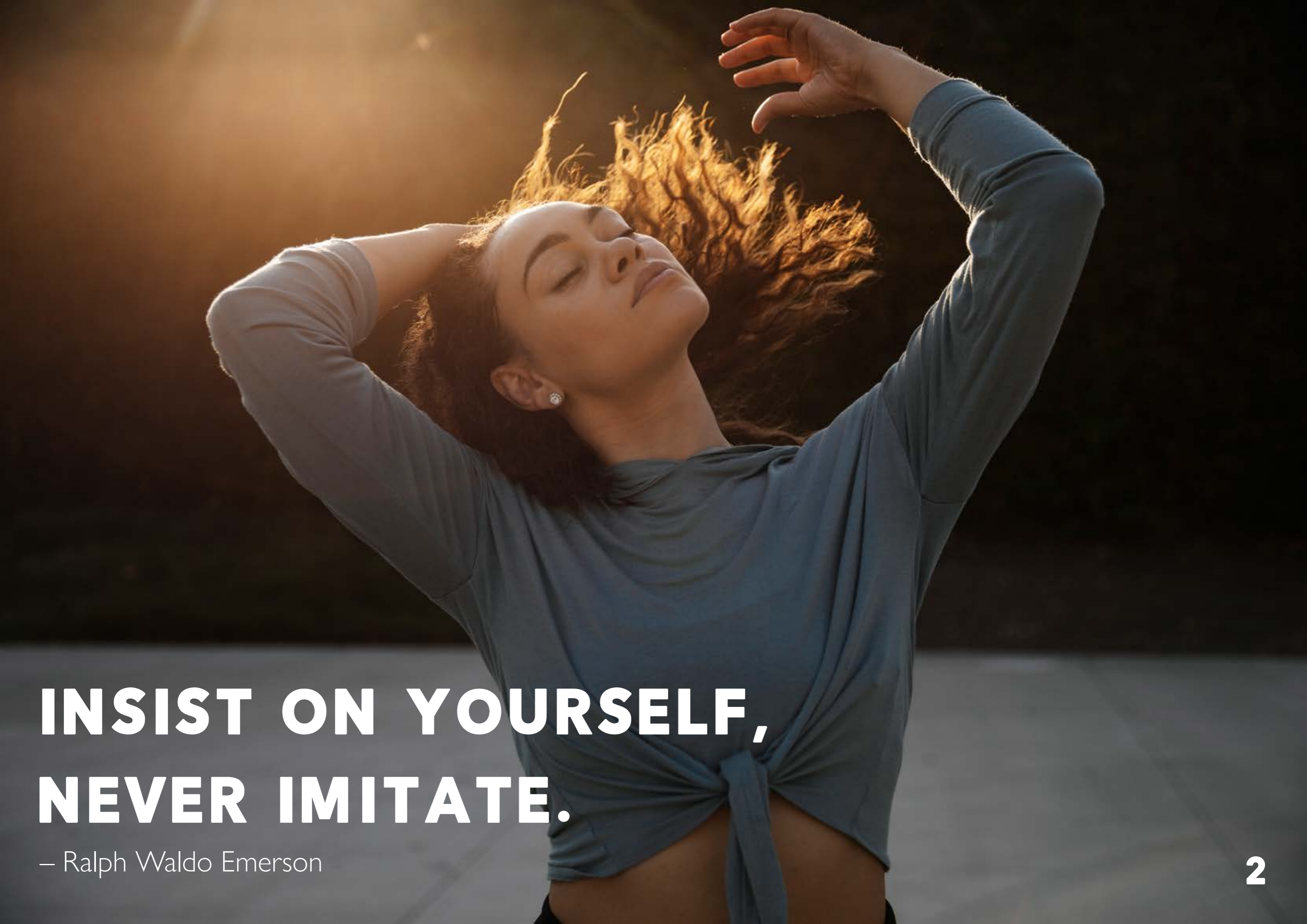




THE
BOLTON
ROSEBANK

E-BROCHURE



**INSIST ON YOURSELF,
NEVER IMITATE.**

– Ralph Waldo Emerson

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OWN YOUR INDIVIDUALITY

Be iconic and lead the way when you set your sights on The Bolton. Previously a rental game, The Bolton is launching for sectional title sales and will be available for tenants and investors to purchase. This is a space where you will be able to grow professionally and be connected to the city. As you forge your own path in the world, the convenience of our lock-up-and-go apartments in established Rosebank is a solid investment in an ambitious future.

A photograph of a person walking on a crosswalk. The person is wearing a dark coat and white sneakers with black stripes. Long, diagonal shadows are cast across the pavement, suggesting a low sun position. The image is split vertically, with the left side having a dark orange overlay.

RENTAL DEMAND:

**ROSEBANK SUBURB
HAS SEEN A
69% INCREASE
IN POPULATION FROM
2011 TO 2021**

INVESTMENT BENEFITS

The Bolton presents a unique opportunity to purchase in an established urban residential and commercial node. At a current rental occupancy rate of 100%, investors can look forward to a steady estimated rental income each month that will cover their monthly bond repayment.

OWN AT
THE BOLTON

**NO BOND AND TRANSFER DUTY
ONLY R10 000 DEPOSIT**

WHY INVEST IN THE BOLTON

- () Prime **ROSEBANK** location
- () Award-winning, **REPUTED DEVELOPER**
- () **AFFORDABLE PRICE-POINT** to the market
- () This area has seen a **6%** year-on-year **CAPITAL APPRECIATION** on sectional title offerings
- () **FAVOURABLE PROSPECTS** for owners seeking a **RENTAL INCOME** from long and short-term tenants





THE BOLTON IS 100% TENANTED

GREAT INVESTMENT OPPORTUNITY FOR INVESTORS

	Sales Price	Estimated bond repayment per month	Current rental per month	Estimated Gross annual yield
Studio	from R749 000	from R6 435	from R6 360	10,19%
1-bedroom	from R899 000	from R7 724	from R7 155	9,55%
2-bedroom	from R1 299 000	from R11 160	from R11 660	10,77%

The bond repayments have been calculated on a 9.75% interest rate on a 30-year term.

Estimated net yield takes rates, taxes and levies into account.

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LEADING PROFESSIONALS

Feenstra Group leverages a strategic network of industry experts involved in every step of the development. In conjunction with Emira Property Fund, Feenstra Group are the professionals behind The Bolton and have designed a lifestyle honouring convenience within central Rosebank. As The Bolton prepares to launch for sectional title sales, Feenstra Group has partnered with IGrow to facilitate a seamless sales and homeloan application process.



2 STURDEE AVENUE, ROSEBANK



GAUTRAIN
STATION

ROSEBANK MALL

WOOLWORTHS

PICK 'N PAY

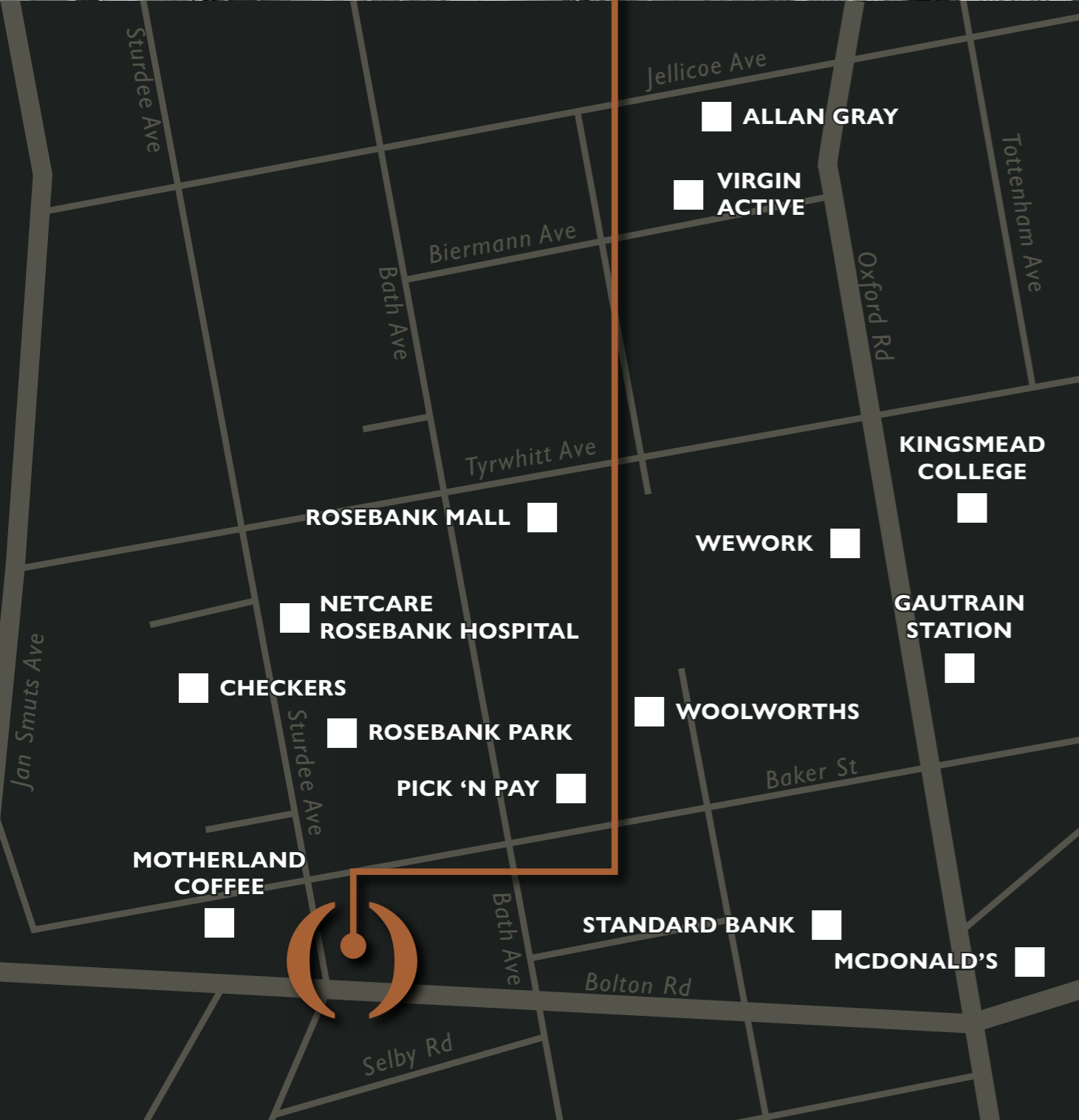
THE BOLTON

MOTHERLAND
COFFEE

LIVE THE HUSTLE

In this all-inclusive address, find everything you need within walking distance. Mission from work meetings to brainstorming lunches, gym in the evening and walk effortlessly to Rosebank Mall. Over the past decade, Rosebank has undergone an evolution in urban design with convenient eateries, transport hubs, fashion boutiques and fitness spaces growing to accommodate the needs of its vibrant community. Convenience is king when you live at The Bolton.

CITY BEAT



WALK TO WORK

Rosebank Office Park (600m)
Graylink Business Park (700m)

ZIP AROUND TOWN

Gautrain Station (550m)
Bus station (700m)

STAY FIT

Virgin Active & Viva Gym (700m)
BODYTEC (700m)

DISCOVER ART

Keyes Art Mile (600m)
Goodman Gallery (600m)

GET STUFF

Rosebank Mall, The Zone & The Firs (190m)
Rosebank Sunday market (400m)

TREAT YOURSELF

Life Day Spa Rosebank (120m)
Orient Spa (270m)

MEET UP

Bolton Rd Collection (500m)
Saigon Suzy (550m)
Marble Restaurant (800m)

WORK-FROM-HOME

Bolton workpods (in The Bolton)
Motherland Coffee (20m)

FLAG FOR EMERGENCIES

Lancet Laboratories (160m)
Netcare Rosebank Hospital (250m)
Ampath – Rosebank Medical Centre Depot (290m)



ASPIRE TO INSPIRE

ALL THE RIGHT MOVES

Your future is secured when you make your home in Rosebank's growing city landscape. Recently, Rosebank has seen a capital injection in service delivery and infrastructure to the value of R7 billion and the area enjoys a 6% year-on-year capital appreciation on sectional title offerings.

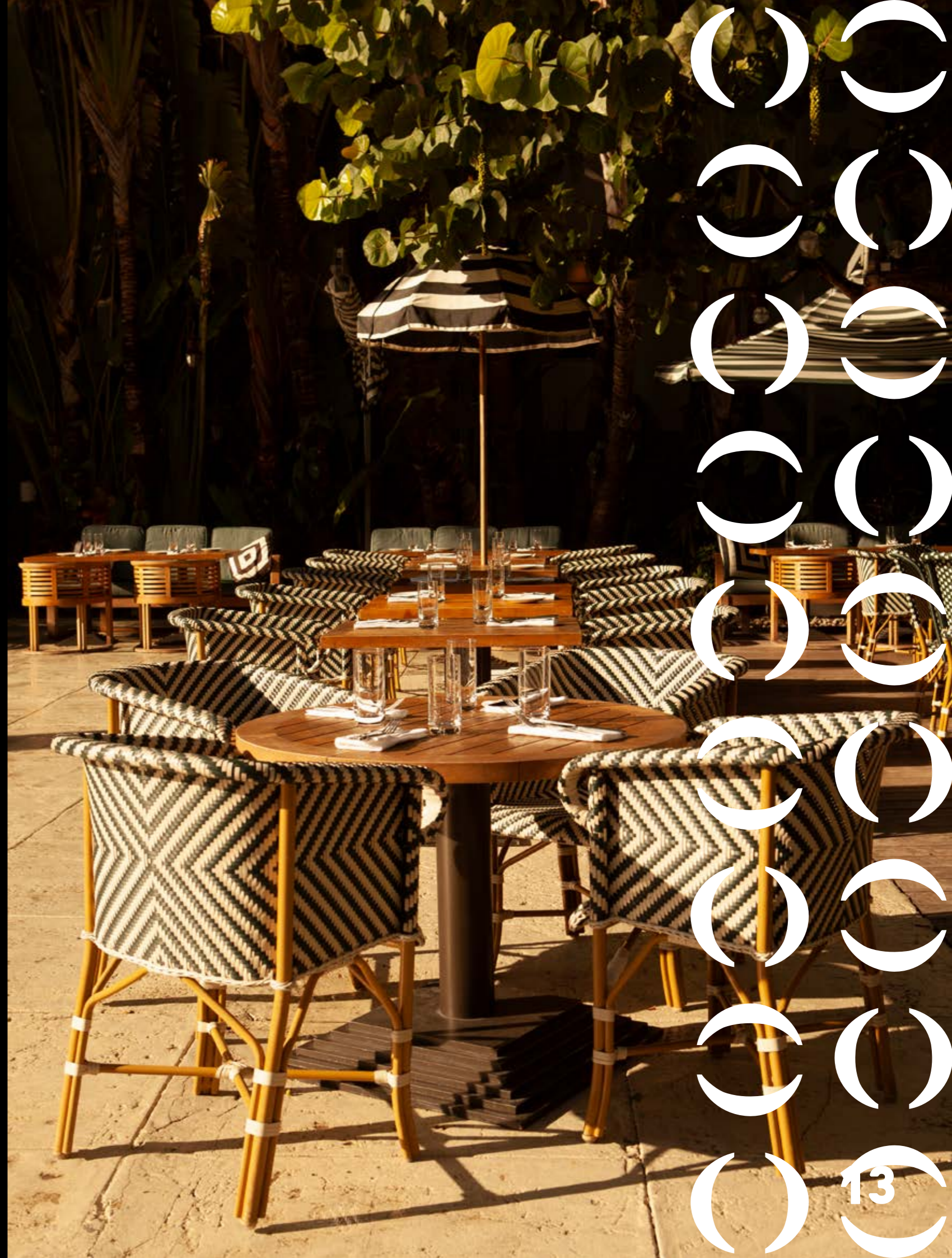


GROWTH IN ROSEBANK IS
GUARANTEED



CARVE YOUR NICHE

Rosebank is home to an integrated community of artistic, trend-setting individuals driven by the desire to succeed. Let the energy of Johannesburg's coveted city scene inspire you. Connect daily with Rosebank's retail and business hub and find your spark in this dynamic lifestyle where legends come to play.



ON YOUR WAY UP

The Bolton is a place for individuals to create a base in the city. These studio, 1 and 2-bedroom apartments epitomise convenience for on-the-go individuals. The modern interiors boast functional spaces while providing personal space to break away from the demands of everyday life.



ALL THE FEELS



Reception



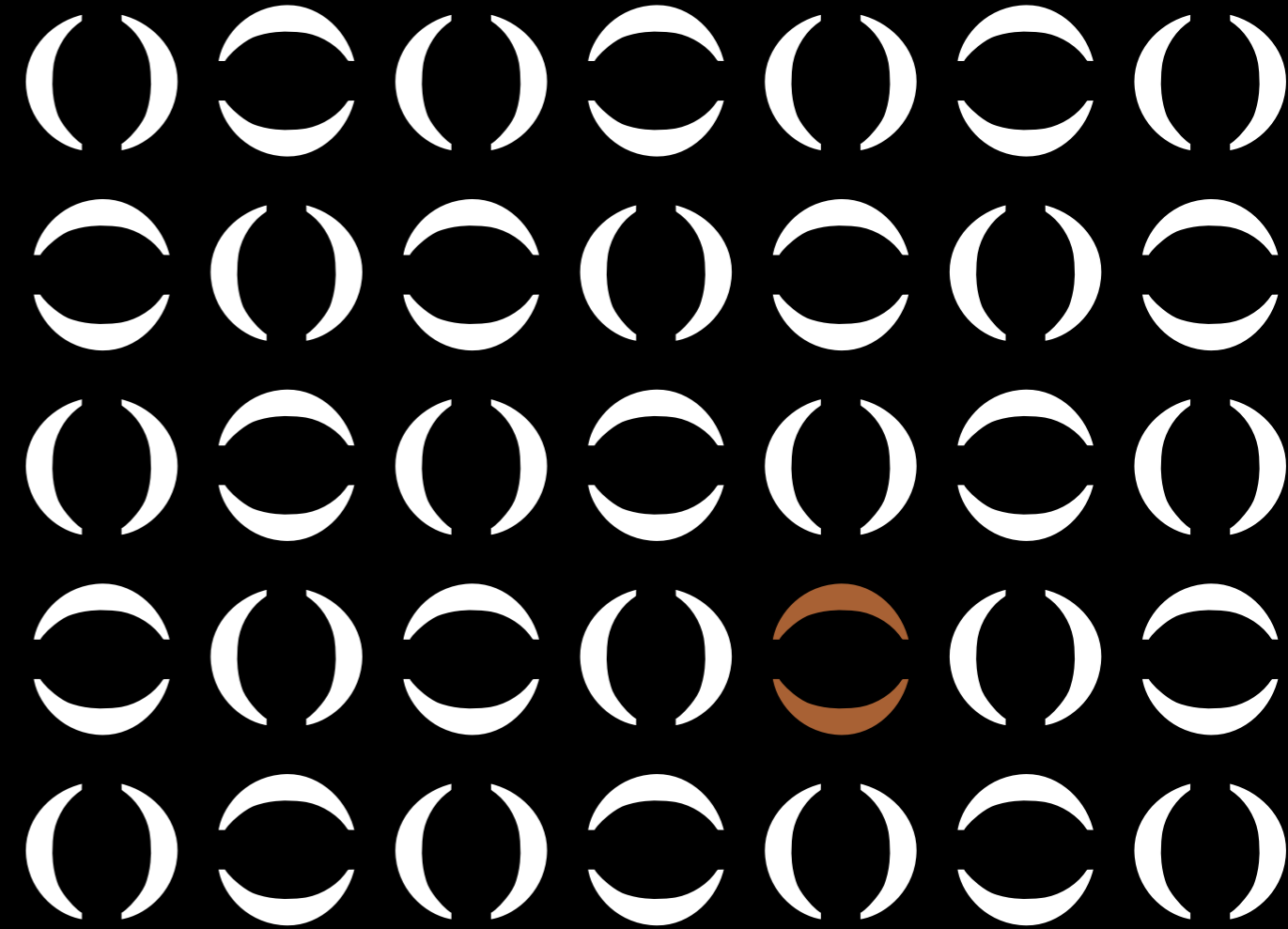
Storage facilities



Laundry room

LIFE AT THE BOLTON

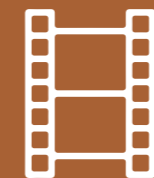
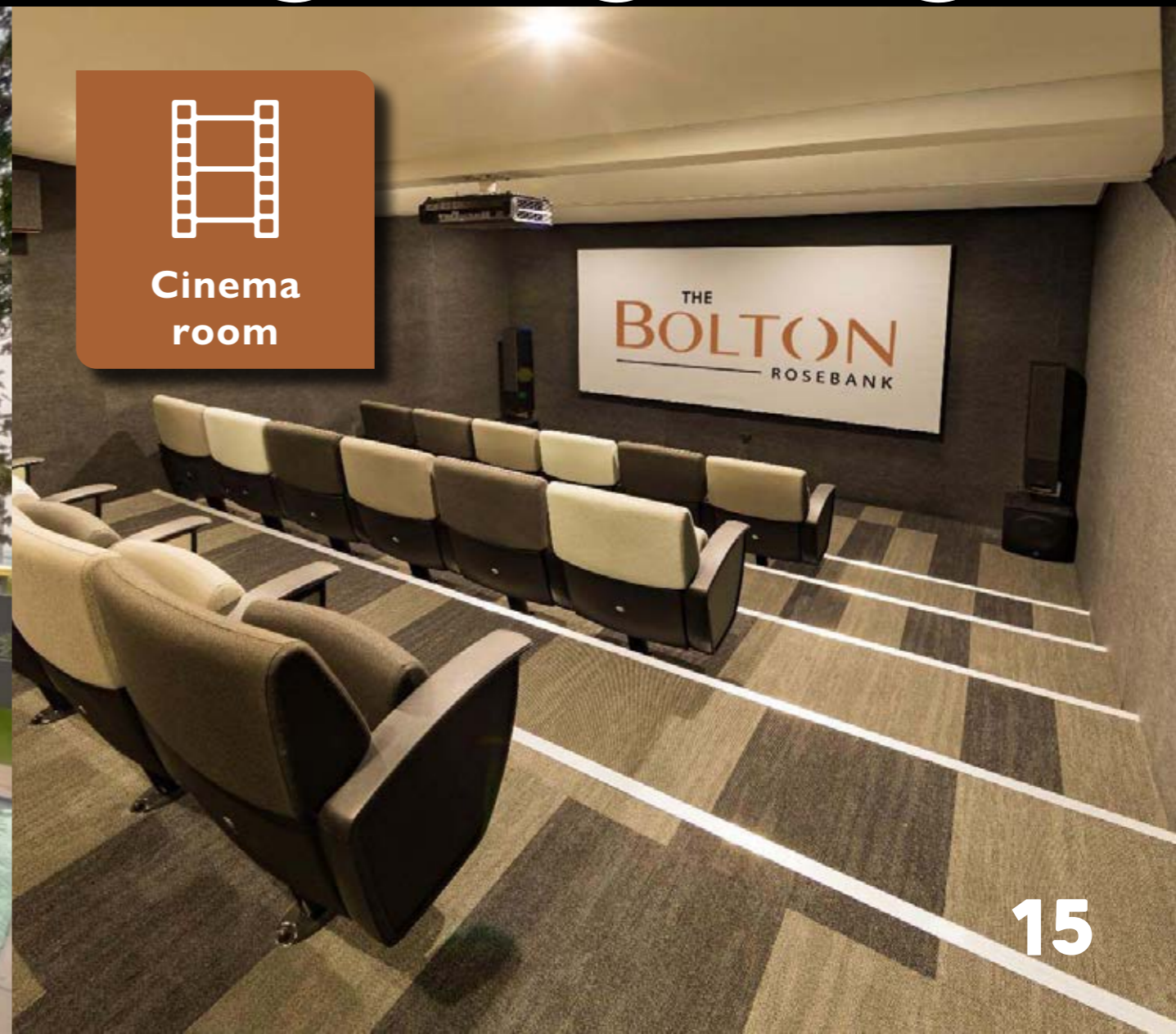
Take a step away from the daily grind and relax outdoors where you have a garden and swimming pool a few steps away from your home. For those nights in, enjoy a game on the big screen with friends at the dedicated cinema room which can also be booked for presentations or screenings.



Garden
& pool



Braai
facilities



Cinema
room

NEW-AGE

The Bolton offers a world of smart technology options for its residents. The main reception area functions as a professional meeting space for those who work remotely. There are private work pods with full access to Wi-Fi and a boardroom which can be booked for larger meetings.



Boardroom & work pods



Wi-Fi available





**24-Hour
security**



**Security
cameras**



**Biometric
access**

SECURITY DETAIL

Enjoy living in a safe, central residence with gated security and biometric access required to enter the building. With 24-hour security onsite and CCTV presence throughout the development, you have the convenience of concierge who also manage day-to-day routines.

THE
BOLTON

Please do not cross this line #COVID-19



WE'VE GOT YOU COVERED

The Bolton is always prepared for any emergency. For electricity outages, we have generators on standby and for water shortages, we have installed a water reserve tank which can supply the building with a half day's supply of water to help residents keep up their 24/7 lifestyle.



**Generator
onsite**



**Water
reserve tank**

WHY RENT WHEN YOU CAN OWN?

Buying to live at The Bolton is a wise investment with unlimited potential.



Save
money



Grow
independently



THE BOLTON IS IDEAL FOR WORKING PROFESSIONALS IN ROSEBANK:

- () Corporate Offices are **WITHIN THE AREA.**
- () You **DON'T HAVE TO DRIVE** to work!
- () **CONVENIENT TRANSPORT** such as the Gautrain saves you hours where you could be stuck in traffic.
- () Live close to **RESTAURANTS, BARS, GYMS** and so much more.

PRE-QUALIFY WITH IGROW HOMELOANS

IGrow Homeloans is a trusted bond originator service that can help facilitate your home loan. Through IGrow Homeloans, you can obtain a pre-approved certificate that establishes your credit rating. Armed with your certificate, IGrow Homeloans is able to provide you with quotes from multiple banks, including the one you currently bank with. Get quick realistic quotes and confidently apply for your home loan.

As part of the professional sales team for The Bolton, iGrow's development consultants are poised to help you secure your purchase and assist you at every stage of the process from start to finish. Contact their sales office to get the ball rolling.



IGROW WEALTH
HOMELOANS



IGROW WEALTH
INVESTMENTS



RESIDENTS: PURCHASING PROCESS

Follow these simple steps to secure your apartment in central Rosebank
The Bolton is launching soon!



Our sales team are there to assist and guide the purchaser with the process from start to finish.

**NO BOND AND TRANSFER DUTY
ONLY R10 000 DEPOSIT**

PURCHASING FEES FOR RESIDENTS

Unit types and starting prices	Estimated monthly bond repayments	Estimated monthly levy costs	Estimated monthly municipal projected rates	Total
Studio from R749 000	from R6 435	R1 306	R377	R8 118
1-Bedroom from R899 000	from R7 724	R1 479	R445	R9 648
2-Bedroom from R1 299 000	from R11 160	R2 100	R445	R13 705

The bond repayments have been calculated on a 9.75% interest rate on a 30-year term.

Estimated net yield takes rates, taxes and levies into account.

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INVESTORS: PURCHASING PROCESS

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INVESTOR PRICING

Unit type	Sales price	Total monthly payments (bond, rates, levy)	Estimated bond repayment per month	Current rental per month	Estimated Gross annual yield
Studio	from R749 000	R8 118	from R6 435	from R6 360	10,19%
1-Bedroom	from R899 000	R9 648	from R7 724	from R7 155	9,55%
2-Bedroom	from R1 299 000	R13 705	from R11 160	from R11 660	10,77%

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STUDIO APARTMENT FROM R749 000

Current rental income:	R6 360
Estimated monthly levy:	R1 306
Estimated monthly municipal projected rates:	R377

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1-BEDROOM APARTMENT FROM R899 000

Current rental income:	R7 155
Estimated monthly levy:	R1 479
Estimated monthly municipal projected rates:	R445

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2-BEDROOM APARTMENT FROM R1 299 000

Current rental income:	R11 660
Estimated monthly levy:	R2 100
Estimated monthly municipal projected rates:	R445

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1-BEDROOM PENTHOUSE APARTMENT FROM R1 599 000

Current rental income: **R9 010**

Estimated monthly levy: **R2 065**

Estimated monthly
municipal projected rates: **R445**

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2-BEDROOM PENTHOUSE APARTMENT FROM R1 699 000

Current rental income: **R10 070**

Estimated monthly levy: **R2 100**

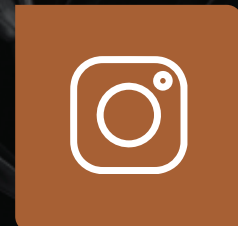
Estimated monthly
municipal projected rates: **R445**

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THE
BOLTON
ROSEBANK



REGISTER YOUR INTEREST [IGROW.CO.ZA/PROPERTIES/THE-BOLTON](https://www.igrow.co.za/properties/the-bolton)

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