





Perfect modern green living

Studio, one and two bedroom apartments

Priced from R614 900

Linbro Park, Sandton, Gauteng

Rental assist exclusive only to IGrow investors

No bond and transfer costs

Winner of the 2020-2021 sustainable residential development
South Africa



Greenlee is perfect for modern living

IGrow is excited to bring investors an opportunity to purchase a choice of studio, one and two bedroom apartments amid beautiful landscaped surrounds, onsite jogging tracks, sports fields and a fully functional 6 star green rated lifestyle centre to promote healthy, indoor/outdoor living.

Greenlee is a picture perfect modern living lifestyle development with 24/7 manned security. Situated in Linbro Park, Sandton, Johannesburg, this development has easy access to a number of highways and the Marlboro Gautrain metro station.

However, what makes this development truly unique is its emphasis on healthy living. All apartments are WiFi ready through Balwin Fibre and comes standard with solar supplemented electricity features. Pre-paid water and electricity meters have also been installed.

Residents will also enjoy specially custom onsite amenities which include a dog park, outdoor gym, swimming pool, children's play area and laundromat facilities. The lifestyle centre also has a restaurant and pizzeria which offers indoor dining or delivery to your apartment.





6 Awesome things to do in and around Greenlee

- Work
Sandton CBD
- Eat at
On-site restaurant
- Exercise
On-site jogging tracks and outdoor gym
- Socialise at
Nelson Mandela Square
- Relax at
On-site swimming pool
- Shopping
Sandton City



Location

Linbro Park, Sandton, Johannesburg



Amenities

-  **Travel**

Sandton CBD

Marlboro Gautrain Station

OR Tambo International Airport

11km

4,5km

14,6km
-  **Education**

Modderfontein Montessori

Founders Hill College

The Kings School

4km

4,2km

2,3km
-  **Medical**

Edenvale Hospital

Netcare Linksfield

Busamed Private Hospital

5,5km

11km

2,4km
-  **Recreational activities:**

Flamingo Shopping Centre

Modderfontein Golf Club

Fourways Farmer's Market

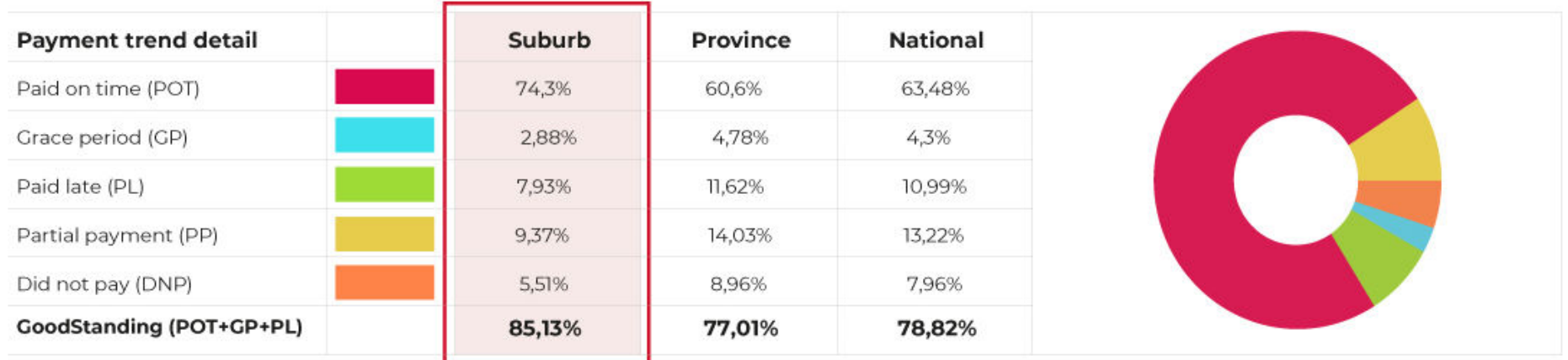
3km

4km

4km



Tenant Profile Network (TPN) Report shows why Greenlee is such a fantastic investment:



Why invest in Greenlee

Investment benefits

10.73%

Gross ROI projected from **10.73%**

- ✓ Occupation available from now until October 2021
- ✓ Up to 100% bond financing available
- ✓ Projected rental income from R5 500 per month for studio apartments
- ✓ Projected rental income from R6 200 per month for one bedroom apartments
- ✓ Projected rental income from R7 000 per month for two bedroom apartments
- ✓ Preferential interest rates on bond finance due to Edge Certification
- ✓ Tenant insurance offered - secure your rental income
- ✓ Buy directly from the developer
- ✓ Prime location with high demand from tenants
- ✓ Deduct up to R549 945 against taxable income through Section 13sex tax
- ✓ Transfer and bond registration fees included
- ✓ No transfer duty payable
- ✓ Building insurance & external maintenance covered by levy
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ Only R10 000 reservation deposit required
(Refundable should financing not be approved)

Rental income from:
R5 500p/m

Apartments selling from:
R614 900



Apartment highlights

- ✓ Prepaid electricity and water meters to all units
- ✓ Fibre and DSTV ready
- ✓ Modern and bright designer apartments
- ✓ Eco-friendly waste management systems
- ✓ Exclusive gardens to ground floor apartments
- ✓ Spacious balconies to first, second and third floor apartments
- ✓ Electric oven with counter hob
- ✓ Built-in cupboards to all bedrooms
- ✓ Stone kitchen counter tops and splashbacks
- ✓ Apartments tiled throughout for low maintenance
- ✓ Modern sanitary fittings and bathroom accessories
- ✓ One plumbing point provided for washing machine/dishwasher
- ✓ One covered parking bay per studio and one bedroom apartment
- ✓ Two covered parking bays per two bedroom apartments



Development features

- ✓ 24 hour manned security with electrified fencing
- ✓ Biometric access systems
- ✓ Green Building Council EDGE Certified
- ✓ Save up to 20% on water and electricity initiatives
- ✓ Solar supplemented electricity
- ✓ On-site Lifestyle Centre with Concierge
- ✓ Restaurant & Pizzeria - available to deliver to apartments
- ✓ Conference and private work booths
- ✓ Sports fields
- ✓ Swimming pool
- ✓ Various walking trails, kids play areas and outdoor gym facilities
- ✓ Laundromat facilities
- ✓ Neighbourhood with well-designed infrastructure and roads
- ✓ Plenty of recreational amenities in surrounds
- ✓ Five year NHBRC warranty





Restaurant & pizzeria



Sports fields



Swimming pool



Outdoor gym facilities



Various walking trails



Kids play areas



On-site Lifestyle Centre with Concierge

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.

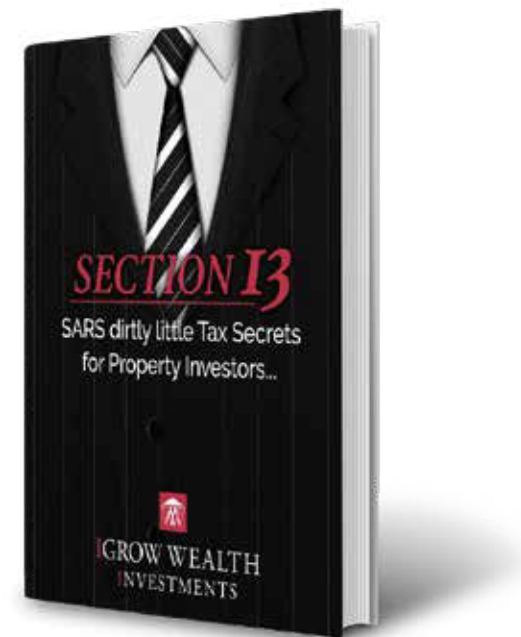


20
years

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



Legend:
[Green Box] Selling now







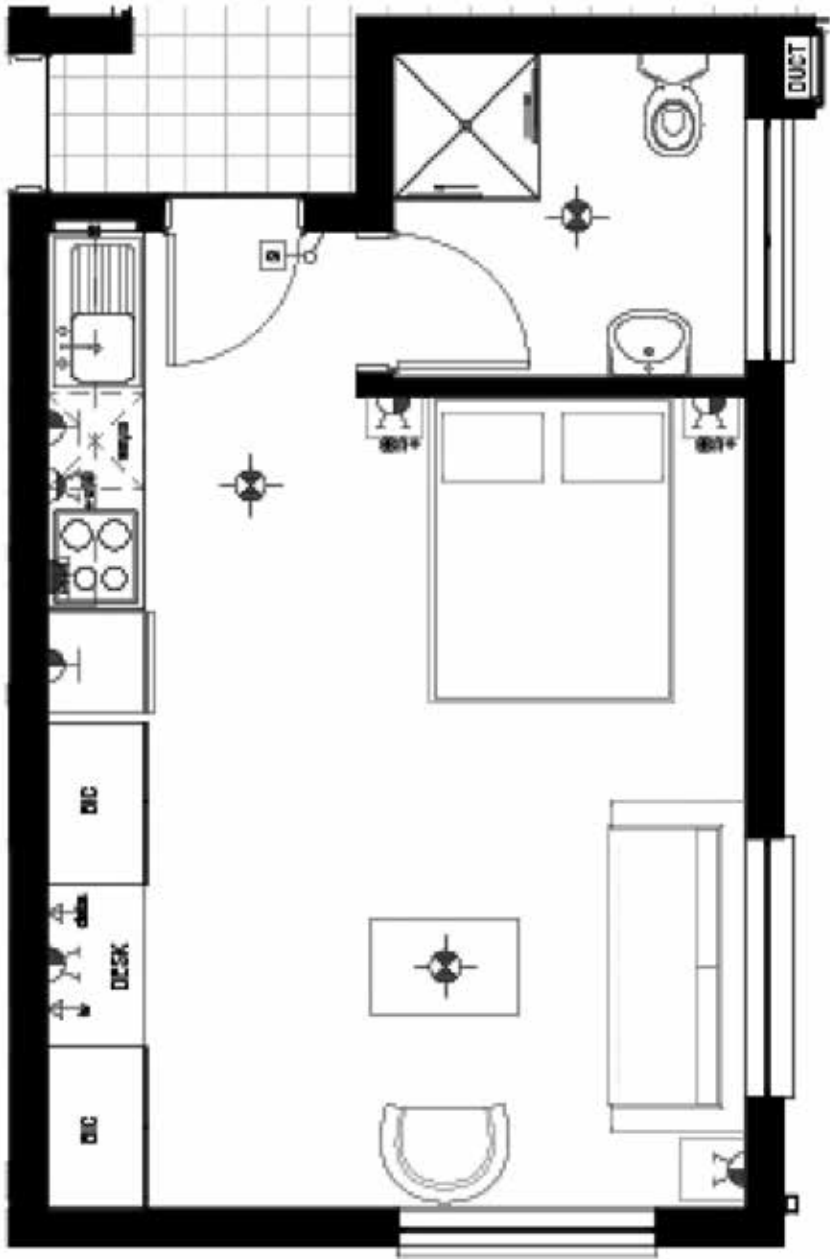


Unit type 1

From R614 900

Studio apartment

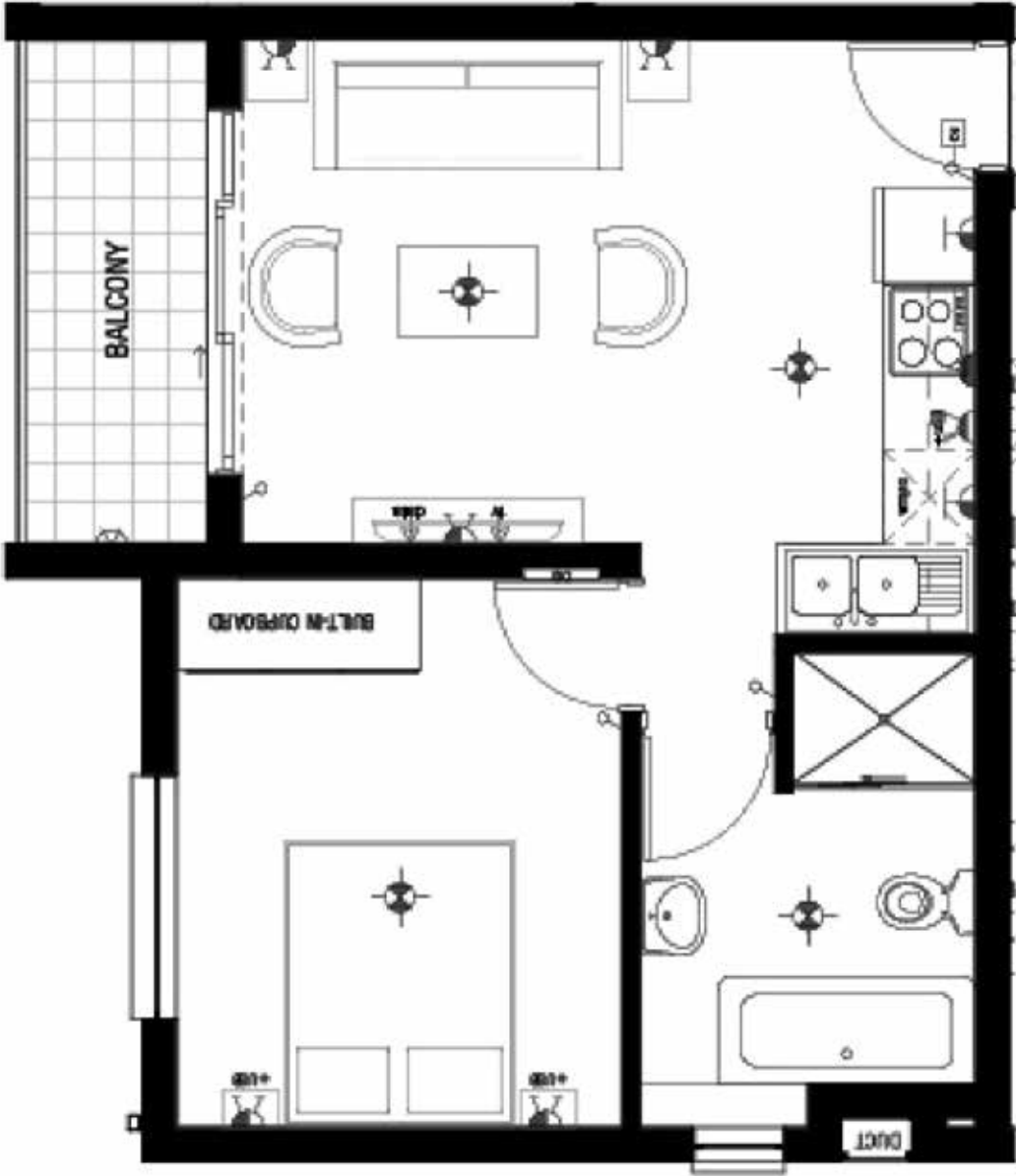
Rental assist from R5 500
Unit size (excl. patio/balcony/garden) - 32m ²
Private gardens to ground floor units
No balcony to first, second and third floor units
One covered parking bay allocated
Projected rental income from R5 500 p/m
Projected monthly levy R372 p/m
Projected monthly rates R397 p/m
Projected monthly bond repayment @30yr, 7% - R4 091
Est. monthly shortfall - POSITIVE R353 p/m



Unit type 2

From R774 900
1 bedroom, 1 bathroom

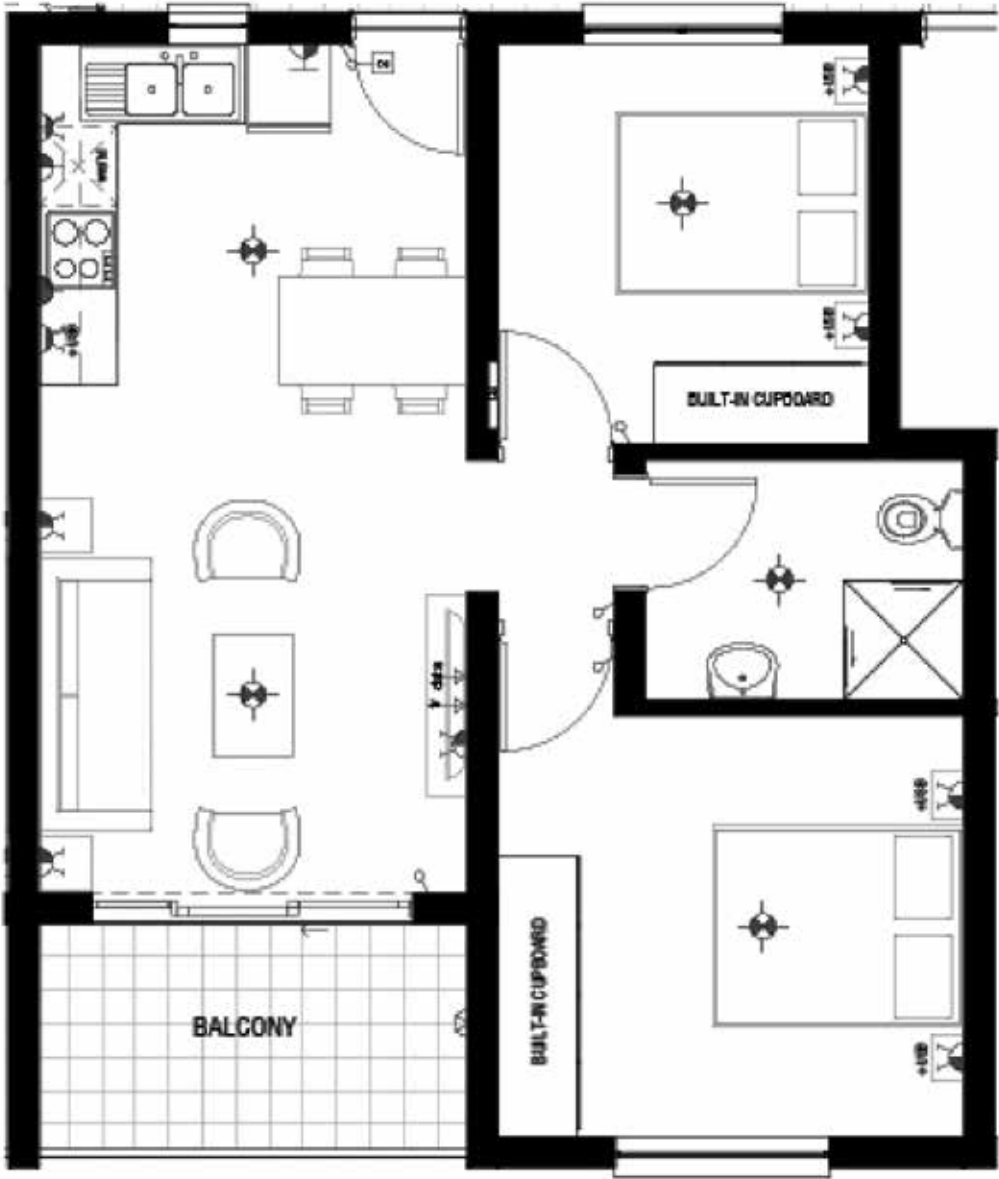
Rental assist from R6 200
Unit size (excl. patio/balcony/garden) - 37.19m²
Private gardens to ground floor units
Balconies of 3,17m² to first, second and third floor units
One covered parking bay allocated
Projected rental income from R6 200 p/m
Projected monthly levy R465 p/m
Projected monthly rates R533 p/m
Projected monthly bond repayment @30yr, 7% - R5 155
Est. monthly shortfall - R150 p/m



Unit type 3

From R971 145
2 bedroom, 1 bathroom

Rental assist from R7 000
Unit size (excl. patio/balcony/garden) - 52.46m ²
Private gardens to ground floor units
Balconies of 5,76m ² to first, second and third floor units
Two covered parking bays allocated
Projected rental income from R7 000 p/m
Projected monthly levy R674 p/m
Projected monthly rates R701 p/m
Projected monthly bond repayment @30yr, 7% - R6 461
Est. monthly shortfall - R1058 p/m

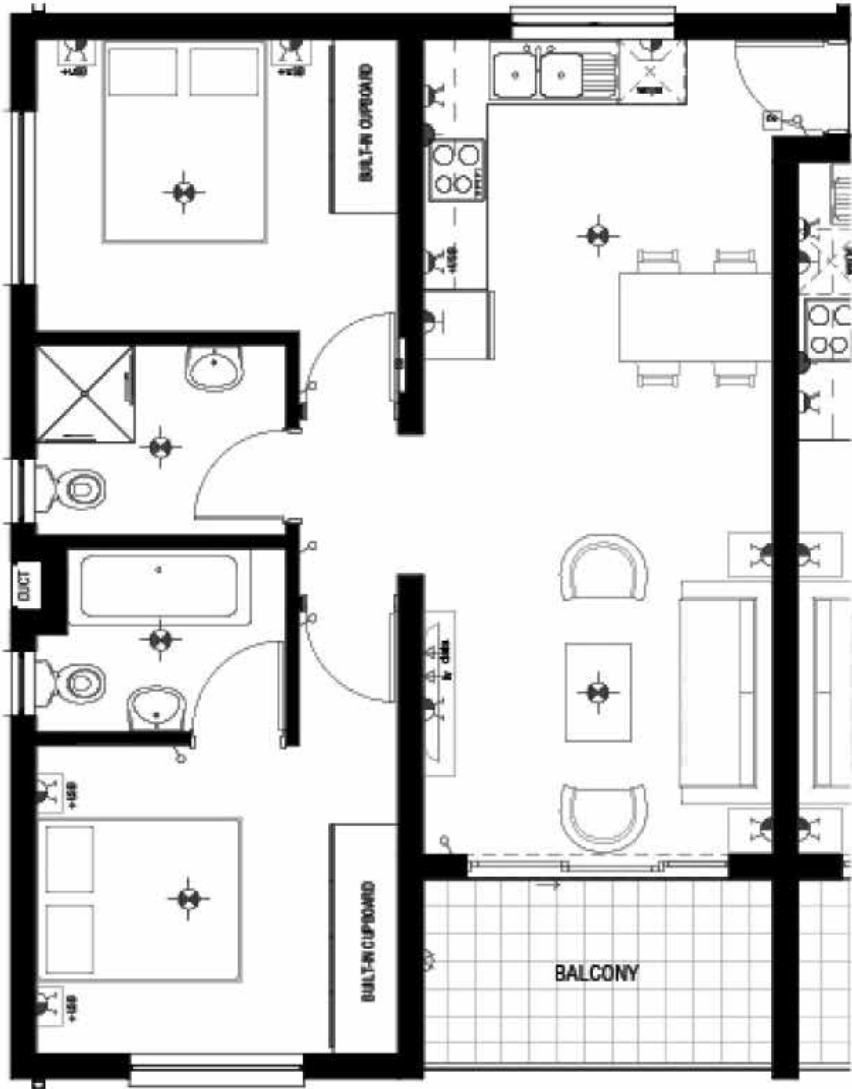


Unit type 4

From R999 900

2 bedroom, 2 bathroom

Rental assist from R8 250
Unit size (excl. patio/balcony/garden) - 62.9m ²
Private gardens to ground floor units
Balconies of 5,76m ² to first, second and third floor units
Two covered parking bays allocated
Projected rental income from R8 250 p/m
Projected monthly levy R790 p/m
Projected monthly rates R725 p/m
Projected monthly bond repayment @30yr, 7% - R6 652
Est. monthly shortfall - R179 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.

Contact us for more information:

info@igrow.co.za

CAPE TOWN: +27 (0)21 979 2501

PRETORIA: +27 (0)12 943 0201

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