





# BOKSBURG's eco-friendly estate

Studio, one and two bedroom, stunningly appointed apartments

**Priced from R524 900**

Boksburg, East Rand, Gauteng

Transfer and bond fees included - no transfer duty payable

Rental assist exclusive only to IGrow investors

**NO LEVIES FOR 12 MONTHS\***





# Greenpark is perfect for modern living

BOKSBURG's eco-friendly Greenpark Lifestyle Estate has all the convenience, comfort and healthy lifestyle benefits families need to grow and prosper. Greenpark features a 6- star green-rated lifestyle centre with an outdoor gym plus laundromat. The beautifully designed one and two bedroom, open-plan apartments come with high speed fibre connectivity, prepaid electricity & water meters. 24/7 security ensures the resident's peace of mind. Brilliant!





# 6 Awesome things to do in and around Greenpark

- **Work**  
Kempton Park
- **Eat at**  
Cuisine Afrique Restaurant
- **Entertain the kids**  
Wild Waters
- **Explore**  
Carnival City
- **T-off**  
ERPM Golf Club
- **Shopping**  
East Rand Mall





# Location

Boksburg, East Rand, Gauteng



## Amenities

### Travel

OR Tambo Airport	8.9km
Kempton Park CBD	15.4 km
Avon Business Park	5.7 km

### Education

Hoërskool Dr EG Jansen	1.4 km
Woodlands Pre-primary College	6.8 km
Woodlands International College	5.3 km
Witfield Laerskool	2.5 km

### Medical

Medicross Boksburg	4.3 km
Life The Glynnwood Hospital	9.5 km
East Point Medical Centre	3.1 km

### Recreational activities:

The Square - Jansen Park	2.1 km
Benoni Lake Club	8.6 km
East Rand Mall	2.7 km
Korsman Bird Sanctuary	9.4 km

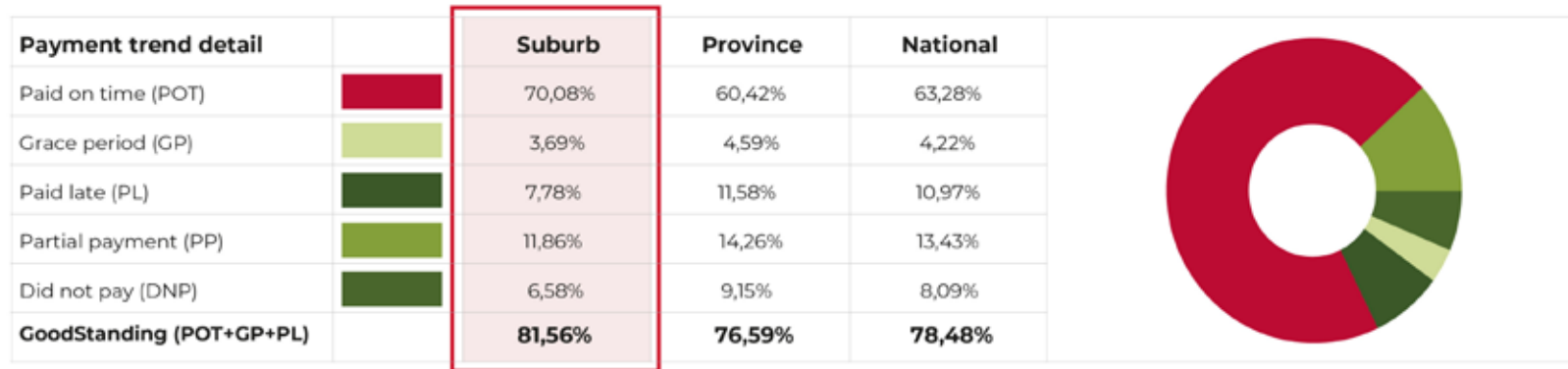




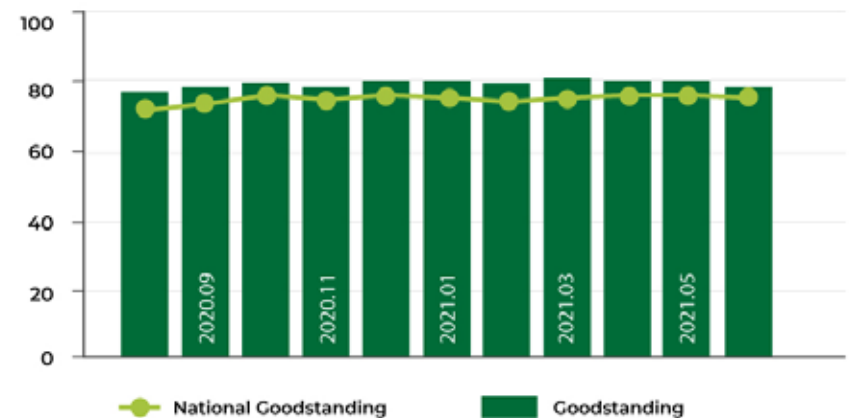
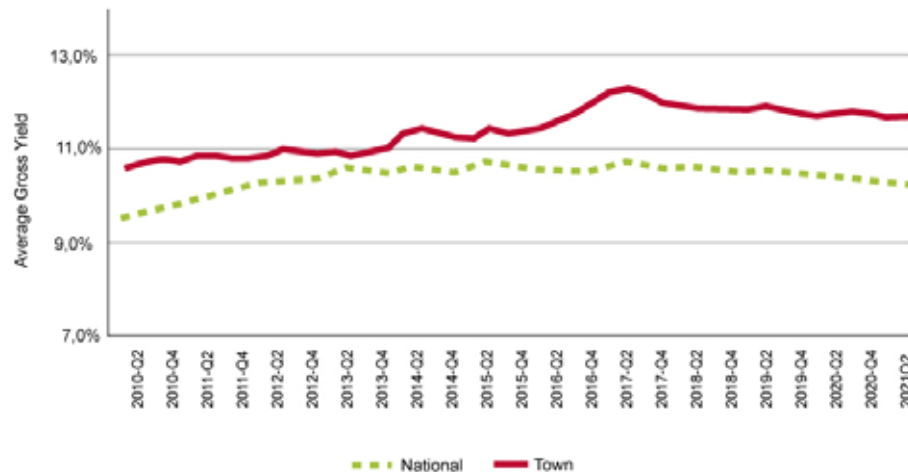


# Tenant Profile Network (TPN) Report shows why Greenpark is such a fantastic investment:

Payment trends of tenants who pay a monthly rental income



## Sectional title property and good standing ratio:





# Why invest in Greenpark

## Investment benefits

# 10,19%

Gross ROI projected up to **10,19%**

- ✓ Occupation from now until September 2021
- ✓ Projected rental income from R4 000 per month for studio apartments
- ✓ Projected rental income from R5 250 per month for one bedroom apartments
- ✓ Projected rental income from R6 500 per month for two bedroom apartments
- ✓ Deduct up to R461 942 against taxable income through Section 13sex tax incentives\*
- ✓ Buy directly from the developer
- ✓ Up to 100% bond financing available
- ✓ Tenant insurance offered - secure your rental income
- ✓ 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 set up through IGrow Trusts
- ✓ Only R10 000 reservation deposit required (Refundable should financing not be approved)



Rental income from:

**R4 000p/m**

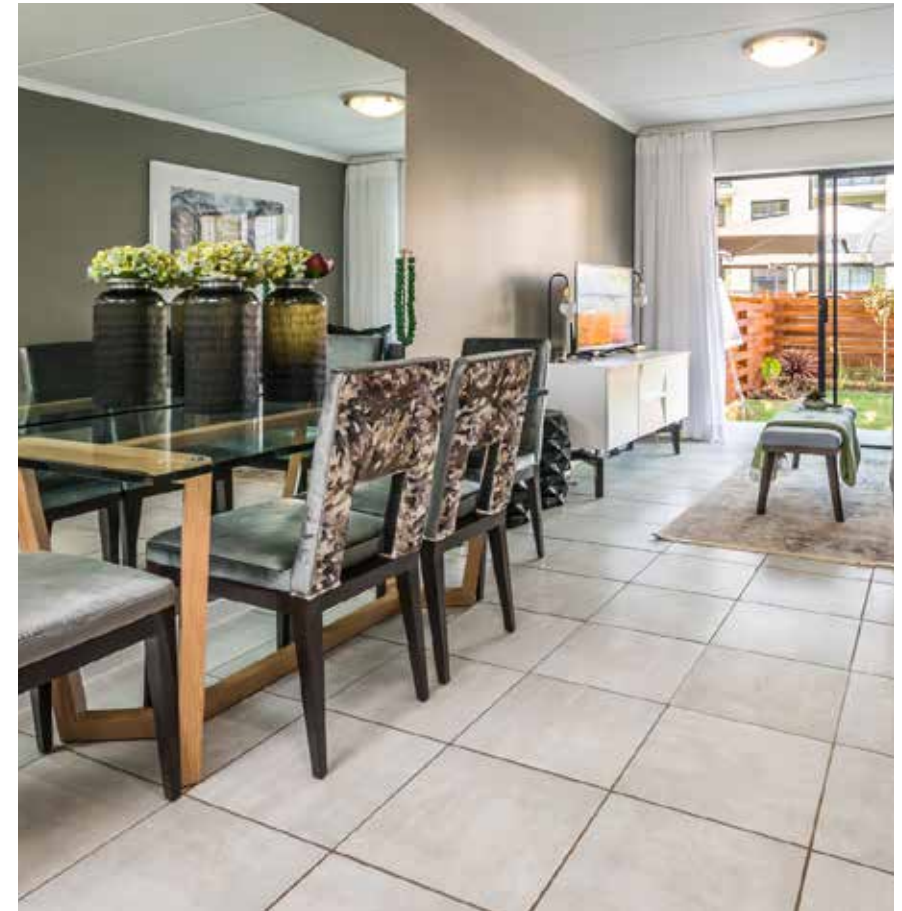
Apartments selling from:

**R524 900**

# Apartment features

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- ✓ Pre-paid water and electricity meters
- ✓ 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 in all bedrooms
- ✓ Stone kitchen counter tops and splashbacks
- ✓ Tiled throughout for easy maintenance
- ✓ Modern sanitary fittings and bathroom accessories
- ✓ One plumbing point provided for washing machine/dishwasher point
- ✓ One covered parking bay per studio and one bedroom apartment
- ✓ Two covered parking bays per two bedroom apartments





# Development features

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- ✓ 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
- ✓ Onsite lifestyle centre with concierge
- ✓ Restaurant & pizzeria - available to deliver to apartments
- ✓ Conference and private work booths
- ✓ Sports fields
- ✓ Two Swimming Pools (Kids pool + Normal)
- ✓ 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







Sport fields



Conference and private work booths



Various walking trails, kids play areas and outdoor facilities



Onsite lifestyle centre with concierge



Two swimming pools (Kids pool + normal)



Restaurants & pizzeria - available for delivery



Laundromat facilities



## 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.

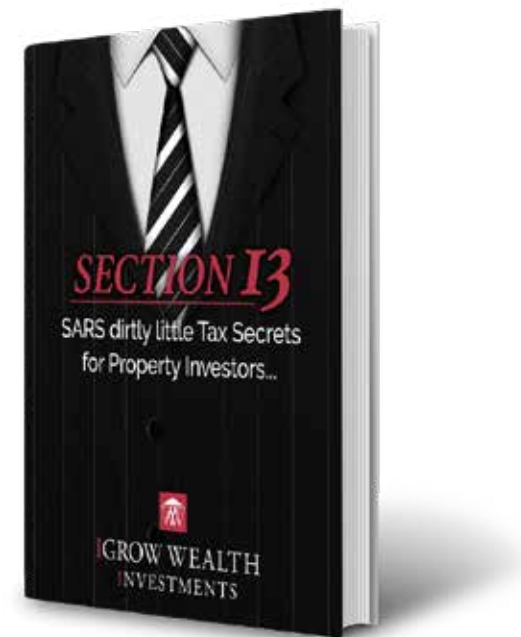


**20**  
years

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](http://www.igrow.co.za)





# Site Development Plan



## Legend:

 Selling now

Now Selling



Swimming pool



Lifestyle centre



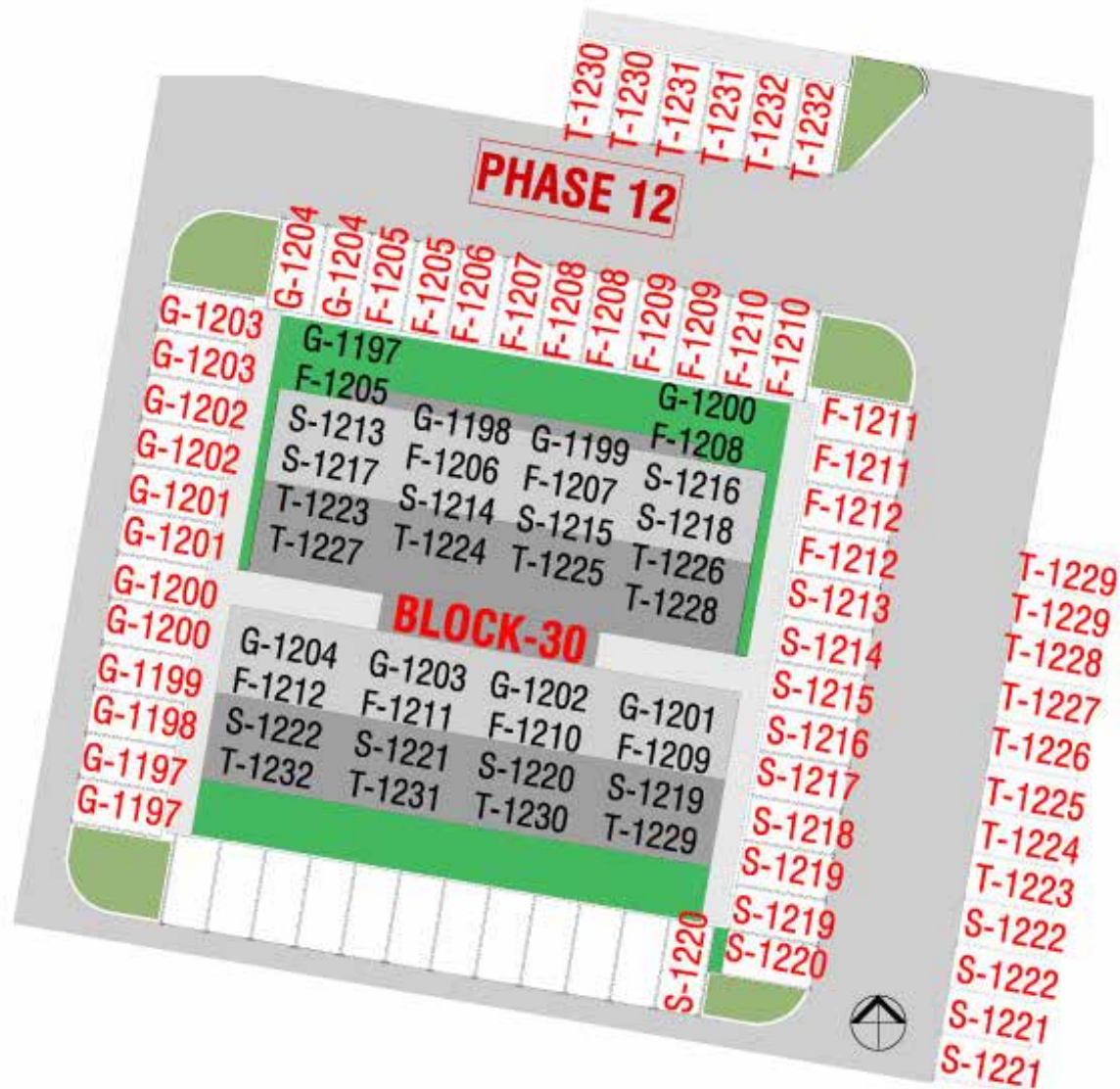
Play area





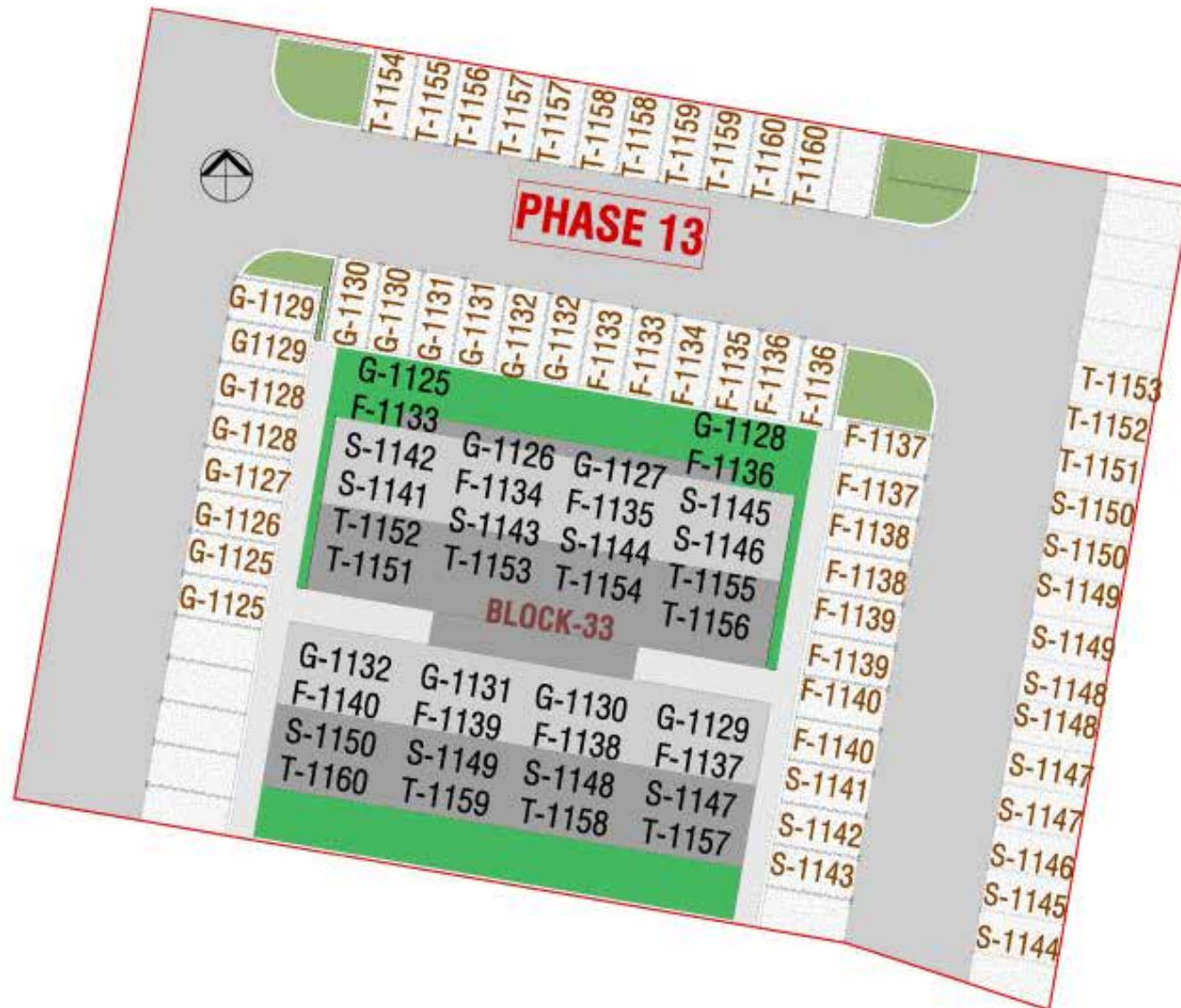


## Block plans - Phase 12

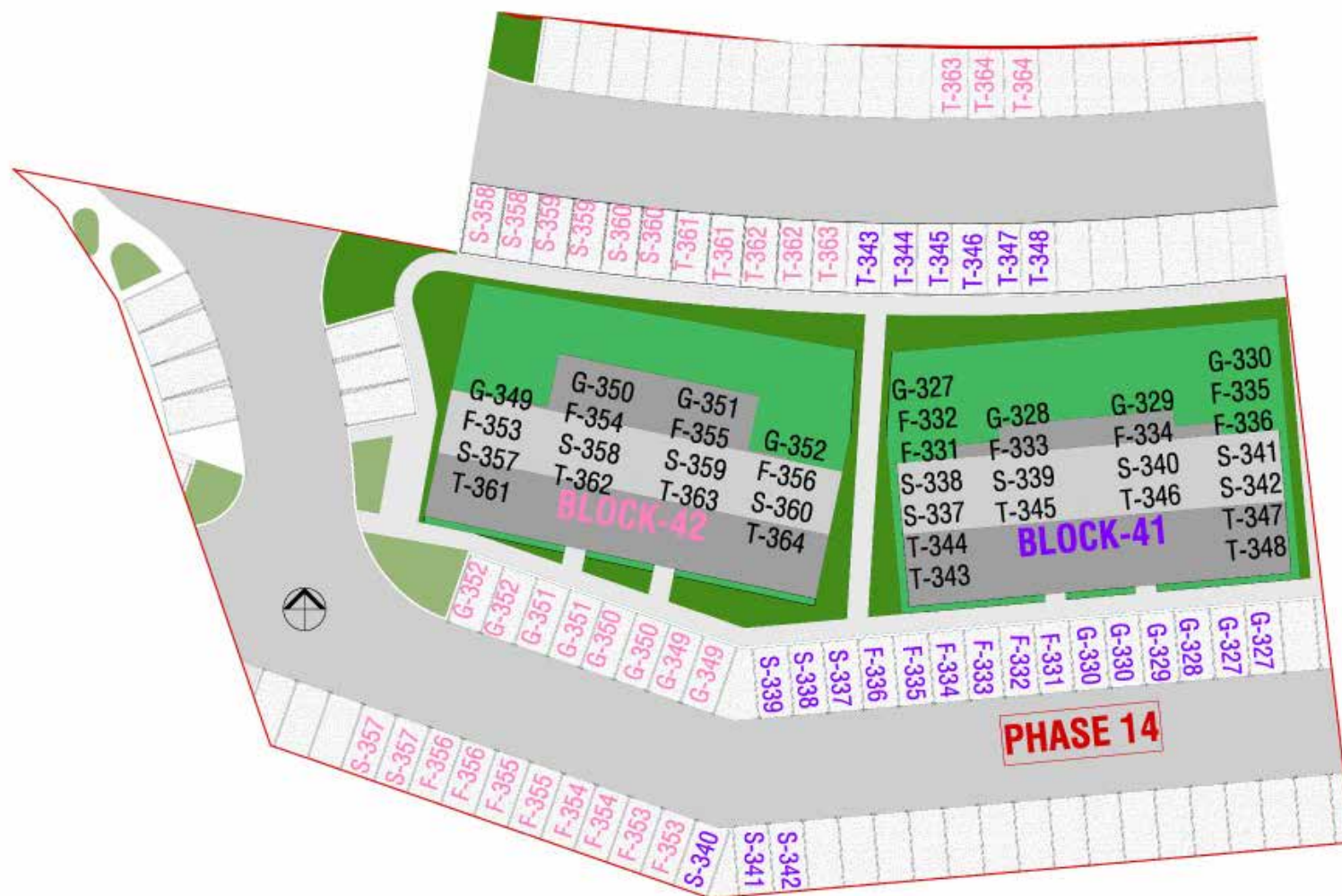




## Block plans - Phase 13



## Block plans - Phase 14





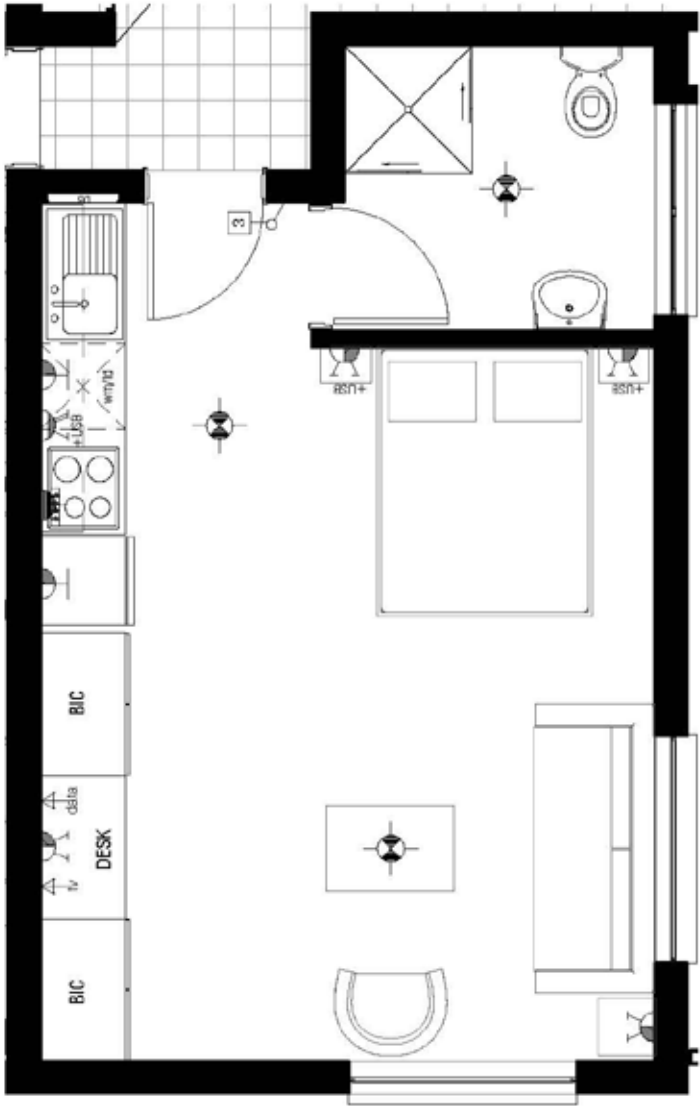




# Unit type 1

## From R524 900 Studio apartment

Rental assist from R4 000
Unit size (excl. patio/balcony/garden) - 32m²
One parking bay allocated to each apartment
Projected rental income from R4 000 p/m
<b>NO LEVIES FOR 12 MONTHS*</b> Projected monthly levy R352 p/m
Projected monthly rates R320 p/m
Projected monthly bond repayment @30yr, 7,25% - R4 000
<b>Est. monthly shortfall - R165 p/m</b>

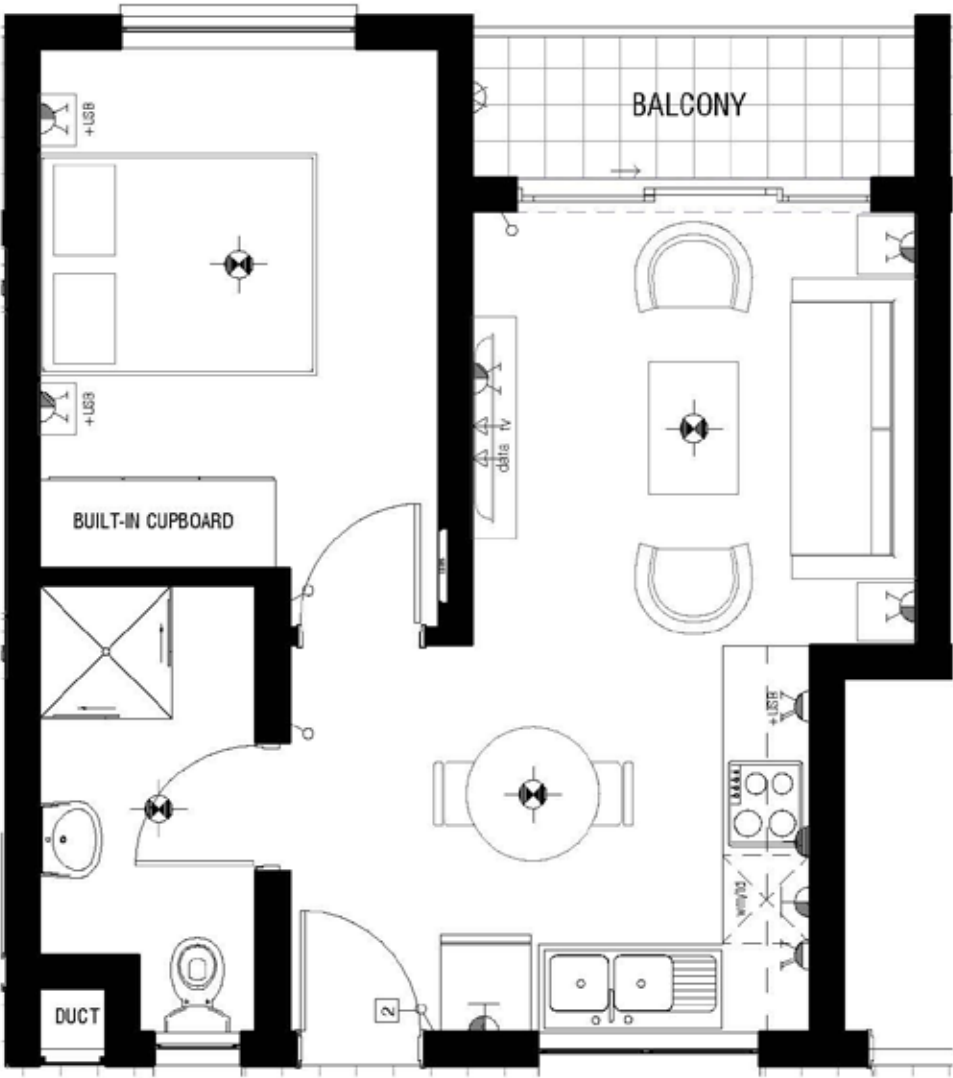




# Unit type 2

**From R671 895**  
**1 bedroom, 1 bathroom**

Rental assist from R5 250
Unit size (excl. patio/balcony/garden) - 40m²
One parking bay allocated to each apartment
Projected rental income from R5 250 p/m
<b>NO LEVIES FOR 12 MONTHS*</b>
Projected monthly levy R440 p/m
Projected monthly rates R445 p/m
Projected monthly bond repayment @30yr, 7,25% - R4 468
<b>Est. monthly shortfall - R71 p/m</b>



# Unit type 3

**SOLD OUT**

**From R829 900**

**2 bedroom, 1 bathroom**

Rental assist from R6 500
Unit size (excl. patio/balcony/garden) - 51m²
Two parking bays allocated to each apartment
Projected rental income from R6 500 p/m
Projected monthly levy R606 p/m
Projected monthly rates R580 p/m
Projected monthly bond repayment @30yr, 7,25% - R5 250
<b>Est. monthly shortfall - R12 p/m</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.

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