

IGROW WEALTH INVESTMENTS

**JOIN THE ECO-FRIENDLY LIVING MOVEMENT IN ONE OF  
CAPE TOWN'S FASTEST GROWING RESIDENTIAL SUBURBS**



**One, two and three bedroom apartments**

Parklands, Western Cape

Priced from

**R679 999**



IHLATHI



“

*Ihlathi Estate is the ideal home for  
the up and coming Cape  
Town professionals.*

”

Located in one of the fastest and most popular growing suburbs of the Western Cape, Parklands, this estate is perfectly poised forming part of a varied mix of quiet residential streets, pocket parks, retail spaces and commercial developments. One of our previously sold-out, neighbouring developments of 2015, has seen a year-on-year capital appreciation of 10% which bodes well for your investment in Ihlathi Estate. Our other highly successful and in-demand developments are also in close proximity to this new addition on the Western Seaboard.

Your developer, International Housing Solutions (IHS), is an established name in the industry. This company has been a recipient of government funding for its projects, as well as from other high-profile investors. In addition, this development accommodates Green Building Council approved specifications. Not only will your investment be environmentally sustainable for years to come, but you can save 20% on water and electricity consumption.

When it comes to location, make no mistake. This development has quick, easy access to a range of surrounding work and recreational activities. If your tenant wishes to make a quick trip to the shops, the Sandown Retail Crossing mall, which hosts a variety of big-name brands, is only 3km away. For further options, the larger and well-known Bayside Mall lies 4,2km away and is easily accessed by Parklands Main Road. But, if a day in the sun is what you desire then the beach is not much further away at 6,5km from the estate, or a 10 minute drive.

For young, new families, this could be a place to settle down. Curro has opened a primary school 1km away whilst the prestigious Parklands College lies just over 3km away. Alternatively, Table View Primary and High schools are a mere 5km from the estate.

Travel and transport options are unchallenging and easy in the area. Cape Town's MyCiti bus route runs past the development, on its way to a number of different locations. Access to Cape Town CBD and other popular locations of work via the surrounding road networks.

Residents will feel secure through the 24-hour security, electrified fencing and modern access controlled initiatives. Ground floor apartments will have large private garden spaces, perfect for relaxation. A central landscaped park with ample communal braai facilities, a water feature plus an outdoor gym, all designed for residents to break away and enjoy.

Apartments boasting with balconies, will either offer residents an uninterrupted view of the Durbanville hills or Table Mountain, the seventh wonder of the world. Investors may choose between one, two and three bedroom apartments ranging from R679 999 to R1 299 999, more information can be found below.



# 6

## Awesome things to do in and around Ihlathi Estate

- **Work**  
Century City
- **Eat at**  
Eden on the Bay
- **Exercise**  
Virgin Active
- **Socialise at**  
Blouberg beachfront
- **Enjoy nature**  
Table Bay Nature Reserve
- **Shopping**  
Table Bay Mall





# Location

Parklands, Cape Town



## Amenities

### Travel

Cape Town City Centre	26 km
Cape Town International Airport	25km
Blouberg beachfront	7,3km

### Education

Table View High School	5,6km
Parklands College	3,4km
Curro Private School	1km

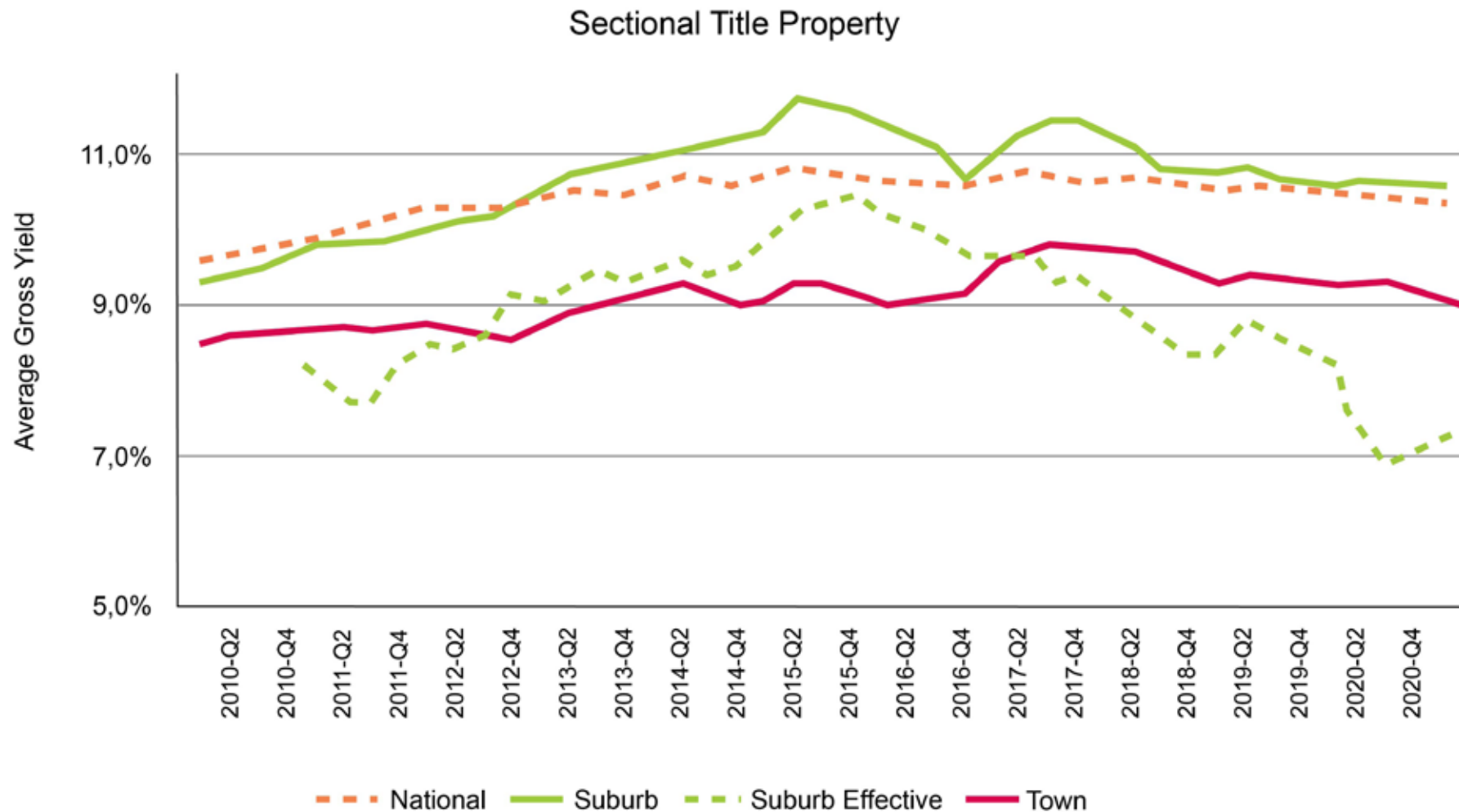
### Medical

Netcare Blaauwberg Hospital	3,8km
Clicks Parklands Junction	2,2km
Intercare Medical and Dental Centre	4,8km

### Recreational activities:

Atlantic Beach Golf course	14km
Table Bay Mall	5,4 km
Bayside Mall	2,7km

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



# Why invest in Ihlathi Estate

## Investment benefits

# 9.62%

Gross ROI projected up to **9.62%**

- ✓ Gross rental yields up to 9.62%
- ✓ Projected rental income from R62 400 per year for one bedroom apartments
- ✓ Projected rental income from R72 000 per year for two bedroom apartments
- ✓ Up to 100% bond financing available
- ✓ Deduct up to R714 999 against taxable income through Section 13sex tax incentives\*
- ✓ Buy directly from the developer
- ✓ Prime location with high demand from tenants
- ✓ Tenant insurance offered - secure your rental income
- ✓ Transfer fees included\* (Bond registration fees excluded)
- ✓ 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

# R62 400

Projected rental income from **R62 400** per year for one bedroom apartments

Projected (one bedroom) income from:

## R62 400p/a

Apartments selling from:

## R679 999

## Development features

- ✓ 24 hour manned estate with electrified fencing
- ✓ 20% water and electricity saving initiatives
- ✓ PVC solar supplemented geysers
- ✓ Prepaid electricity and water meters to all units
- ✓ Fibre ready (connection fee excluded)
- ✓ Modern and bright designer apartments
- ✓ Large exclusive gardens for ground floor apartments
- ✓ Spacious balconies - most overlooking Table Mountain and Durbanville Hills
- ✓ Electric oven with counter hob
- ✓ Built-in cupboards to all bedrooms
- ✓ Stone kitchen counter tops and splashbacks
- ✓ Top cupboards and double sinks to kitchens
- ✓ Apartments tiled throughout for low maintenance
- ✓ Modern sanitary fittings and bathroom accessories
- ✓ One plumbing point provided for washing machine/dishwasher
- ✓ Central park with communal braai and outdoor gym facilities
- ✓ One parking bay per apartment
- ✓ Neighbourhood with well-designed infrastructure and roads
- ✓ On the MyCity Bus route
- ✓ Plenty of recreational amenities in surrounds
- ✓ Five year NHBRC warranty

## 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



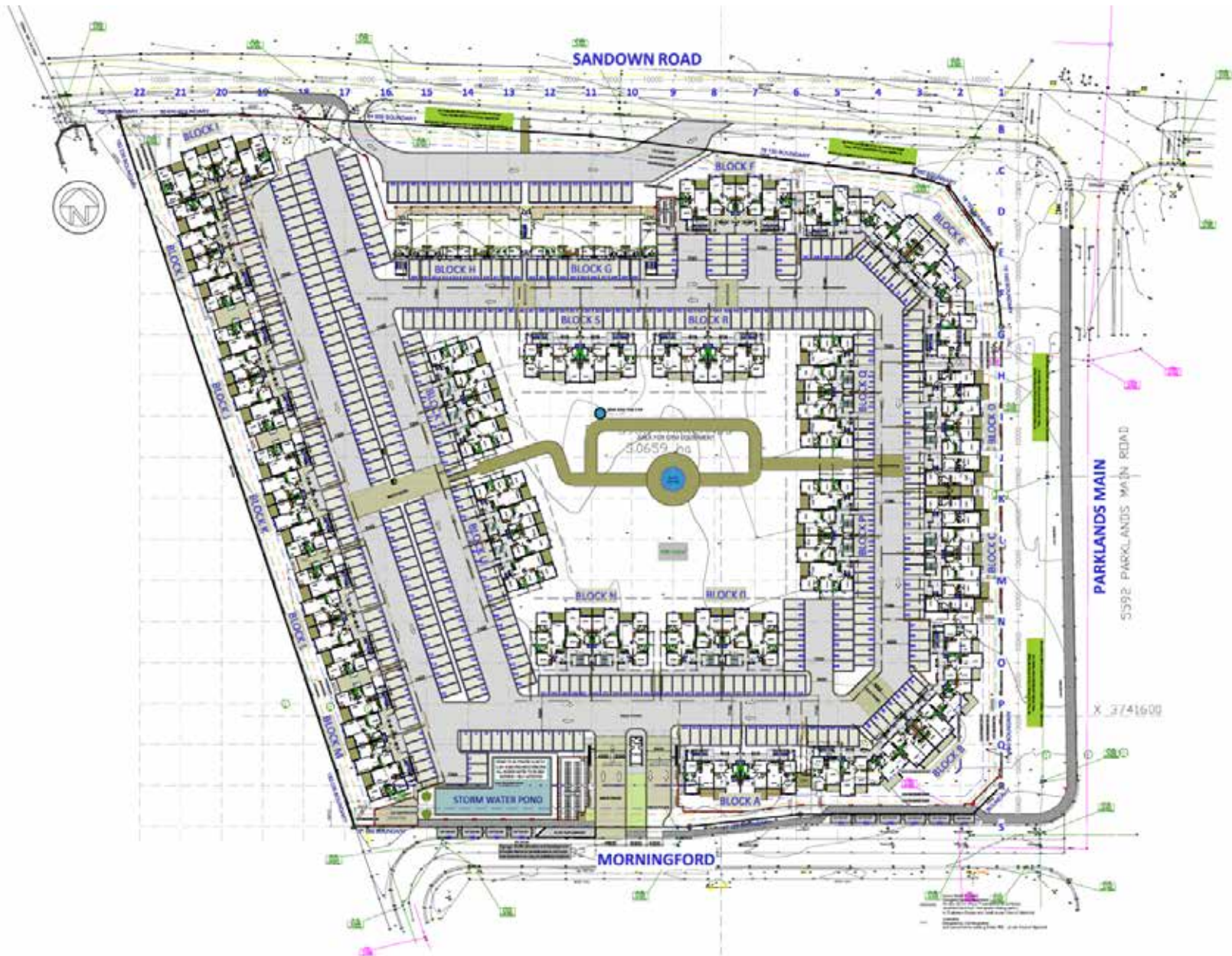
Visit our website for more information on this amazing tax incentive.

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





# Site Development Plan





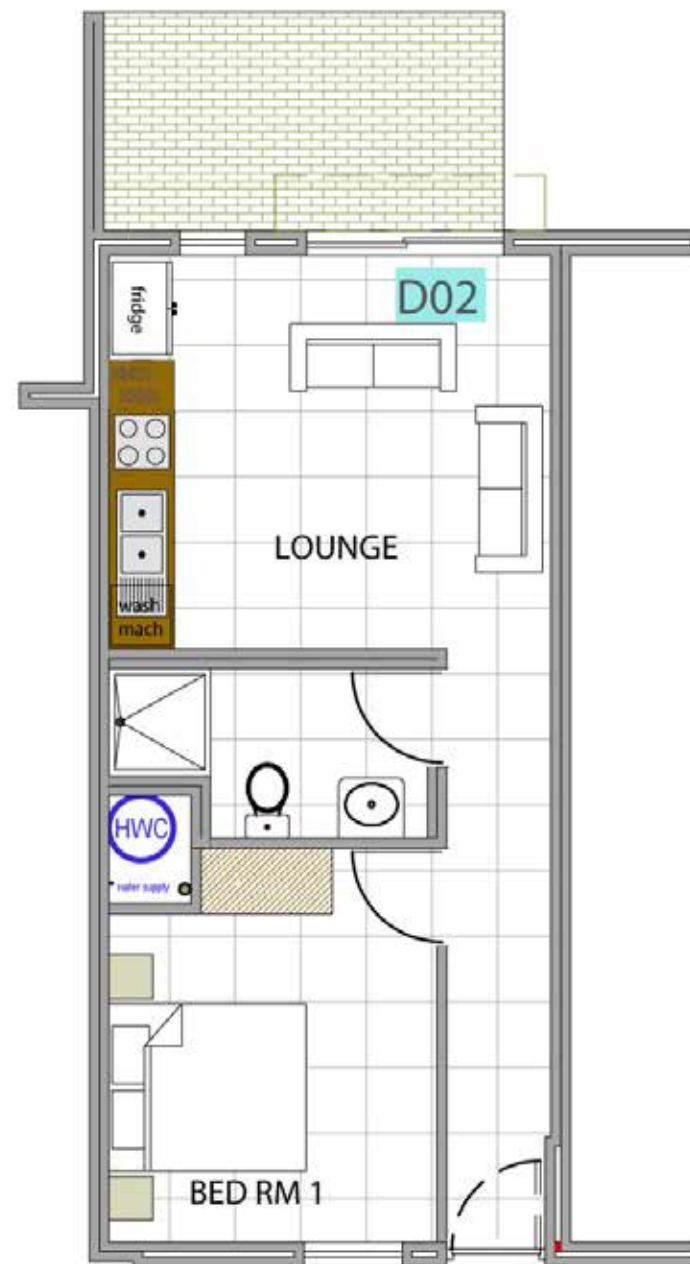


# Unit type 1

## From R679 999

One bedroom, one bathroom

Unit size (excl. patio/balcony/garden) - 39m <sup>2</sup> to 42,3m <sup>2</sup>
Private gardens to ground floor units
Balcony of 1,3m <sup>2</sup> to 4,1m <sup>2</sup> to first & second floors
One open parking bay allocated
Projected rental income from R5 200 p/m
Projected monthly levy - R852
Projected monthly rates - R228
Projected monthly bond repayment @30yr. 7,25% - R4 637
<b>Est. monthly shortfall - R1 069</b>

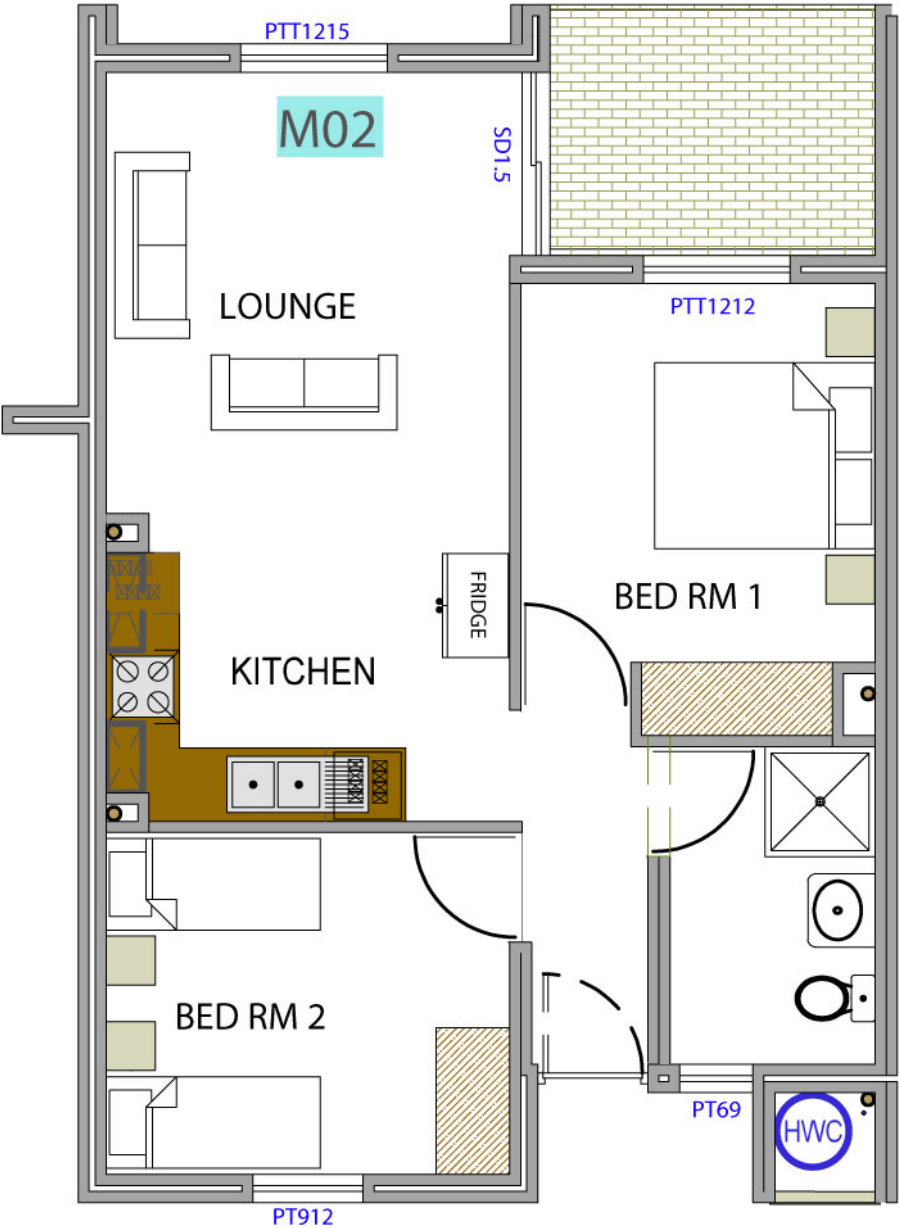




# Unit type 2

**From R779 999**  
**Two bedroom, one bathroom**

Unit size (excl. patio/balcony/garden) - 52m² to 54m²
Private gardens to ground floor units
Balcony of 5,4m² to 5,7m² to first & second floors
One open parking bay allocated
Projected rental income from R6 250 p/m
Projected monthly levy - R962
Projected monthly rates - R285
Projected monthly bond repayment @30yr. 7,25% - R5 321
<b>Est. monthly shortfall - R980</b>

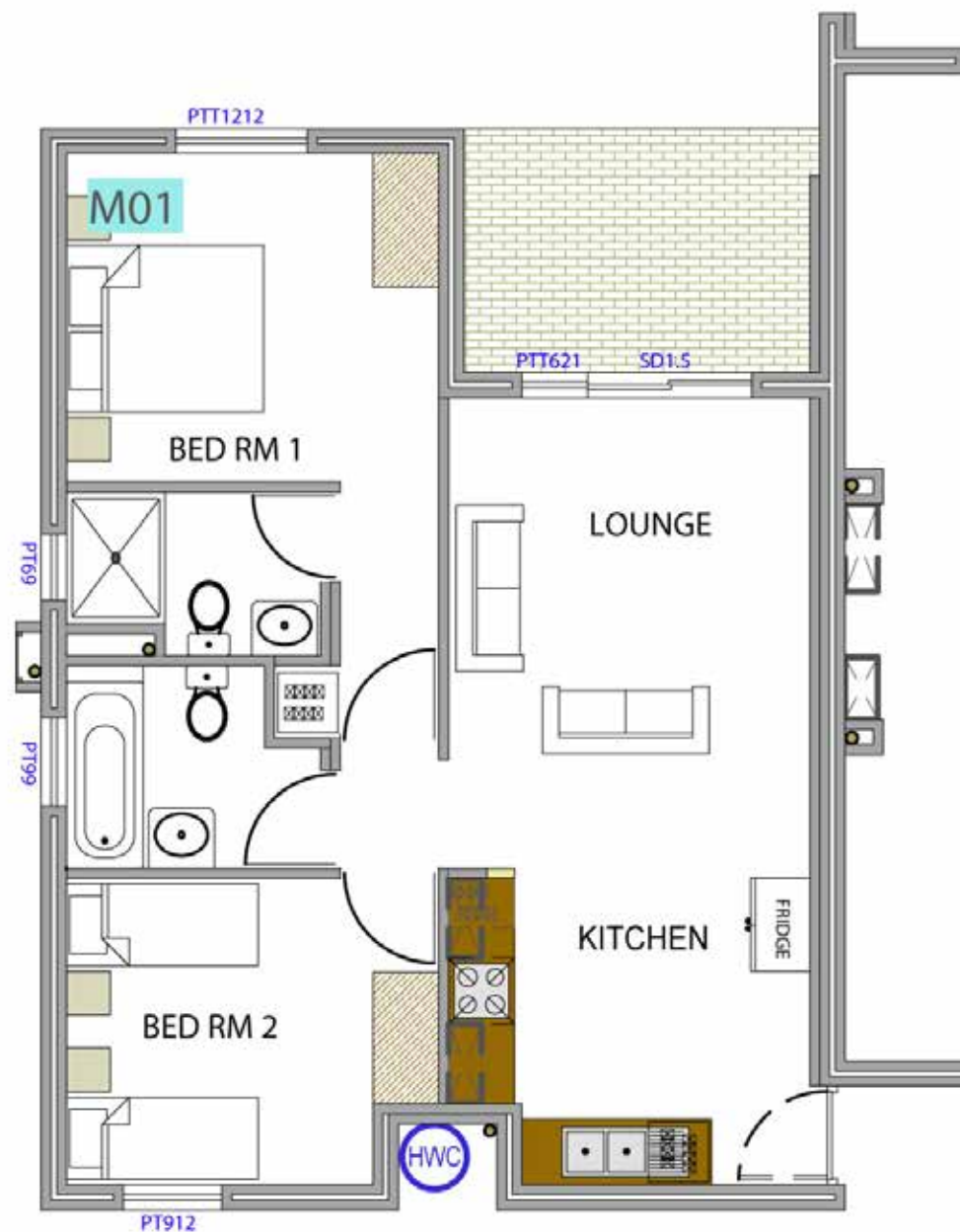


# Unit type 3

**From R859 999**

**Two bedroom, two bathrooms**

Unit size (excl. patio/balcony/garden) - 59,4m <sup>2</sup> to 64,4m <sup>2</sup>
Private gardens to ground floor units
Balcony of 5,7m <sup>2</sup> to 10,7m <sup>2</sup> to first & second floors
One open parking bay allocated
Projected rental income from R6 600 p/m
Projected monthly levy - R1 222
Projected monthly rates - R285
Projected monthly bond repayment at 30yr. 7,25% - R5 867
<b>Est. monthly shortfall - R1 514</b>



# Unit type 4

**From 1 249 999**

**Three bedroom, two bathrooms**

Unit Size (excl. patio/balcony/garden) - 70m <sup>2</sup> to 99,4m <sup>2</sup>
Private gardens to ground floor units
Balcony of 14m <sup>2</sup> to duplex units on third floors
One open parking bay allocated
Projected rental income from R8 250 p/m
Projected monthly levy - R1 656 p/m
Projected monthly rates - R451 p/m
Projected monthly bond repayment @30yr. 7,25% - R8 527
<b>Est. monthly shortfall - R3 333</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.

Contact us for more information:

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