

# IGROW WEALTH INVESTMENTS



Two bedroom, one bathroom apartments

Priced from **R789 000**



solaris crest





# Modern, Secure, Convenient

Two bedroom, one bathroom apartments

**Priced from R789 000**

Eerste River, Cape Town

Transfer and bond fees included

No transfer duty payable



# **Solaris Crest is a unique development in Eerste River, Cape Town**

## *Modern, Secure, Convenient*

As a wonderful find in the heart of the Cape Winelands, Solaris Crest offers great value for money as an entry-level investment property. IGrow is delighted to offer its investors an exclusive investment opportunity in this high-demand area. The first phases are fully occupied with waiting lists of people wanting to rent and buy. Phase two and three are one of the last opportunities to invest in this extremely popular development. Solaris Crest is a high security complex with biometric access control, CCTV monitoring and electrified perimeter fencing. Water wise landscaping and non-municipal water to all communal areas gives residents an oasis.

It also holds water wise landscaping which will allow the communal areas to flourish with beautiful scenery while still remaining conservative in its use of water.







## 6 Awesome things to do in and around Solaris Crest

- Work  
Cape Town Film Studios
- Eat at  
Spier Wine Estate
- Coffee at  
Zetlers Food and Wine shop
- Explore  
Cape Winelands
- Relax at  
Muizenberg beach
- Shopping  
Zevenwacht Mall





# Location

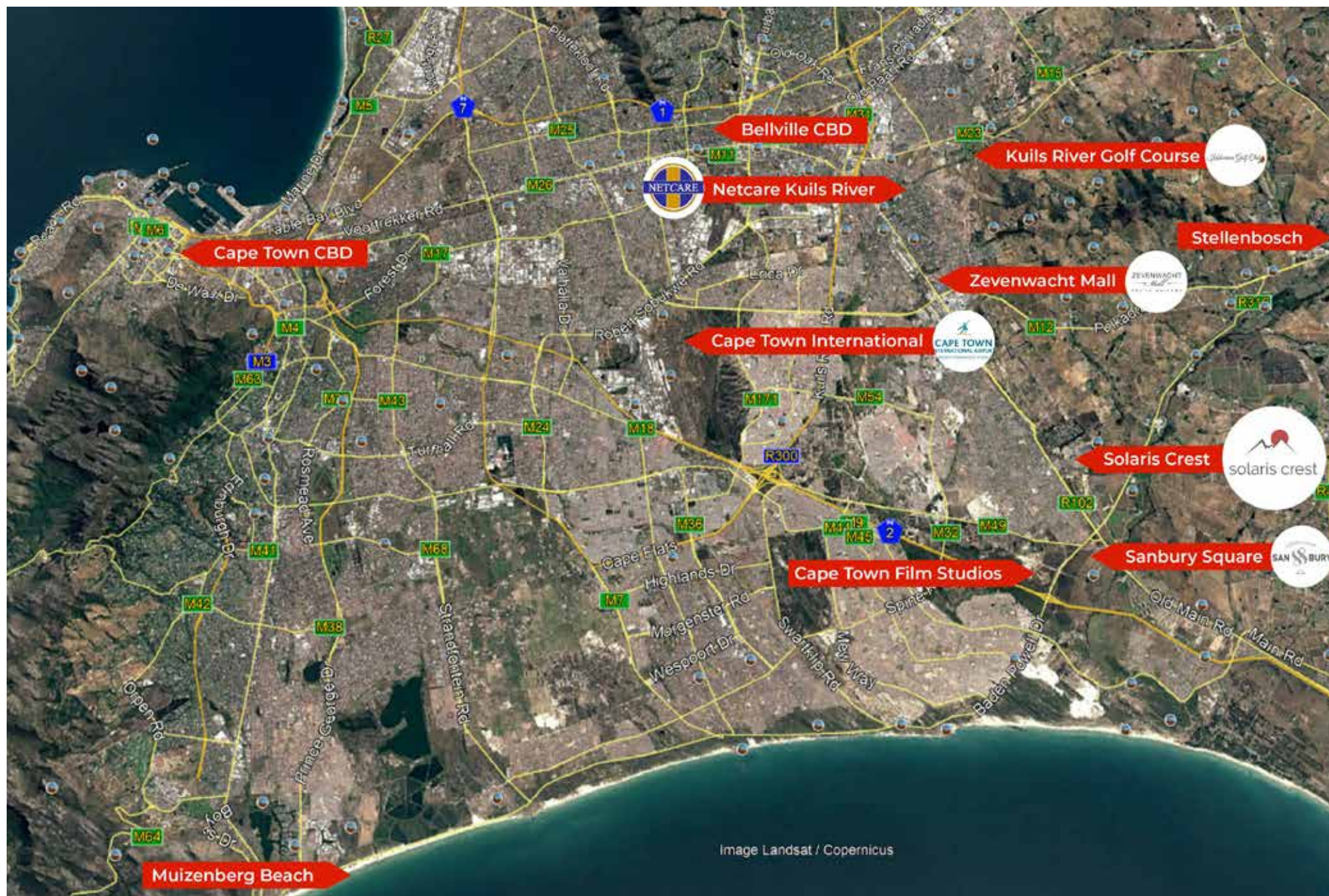
Eerste River, Cape Town



## Amenities

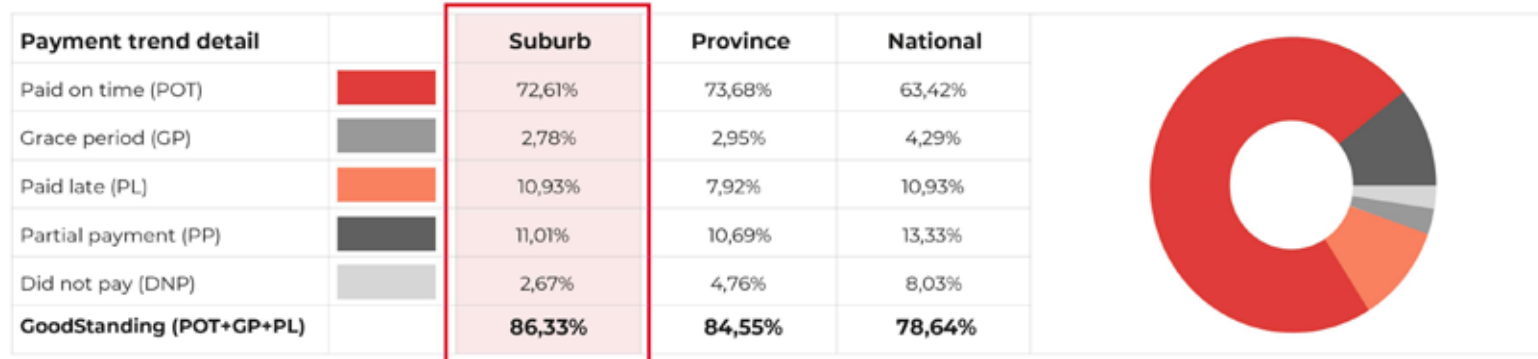
 <b>Travel</b>	
Cape Town CBD	38km
Stellenbosch CBD	20km
Cape Town International Airport	20km
 <b>Education</b>	
Forest Heights High School	4km
Tuscany Glen Primary School	5km
De Kuilen Primary and High Schools	11km
 <b>Medical</b>	
Netcare Kuils River	12km
Eerste River Hospital	21km
Clicks Sanbury Square	4km
 <b>Recreational activities:</b>	
Sanbury Square shopping centre	4km
Muizenberg beach	30km
Zeewacht Mall	8km



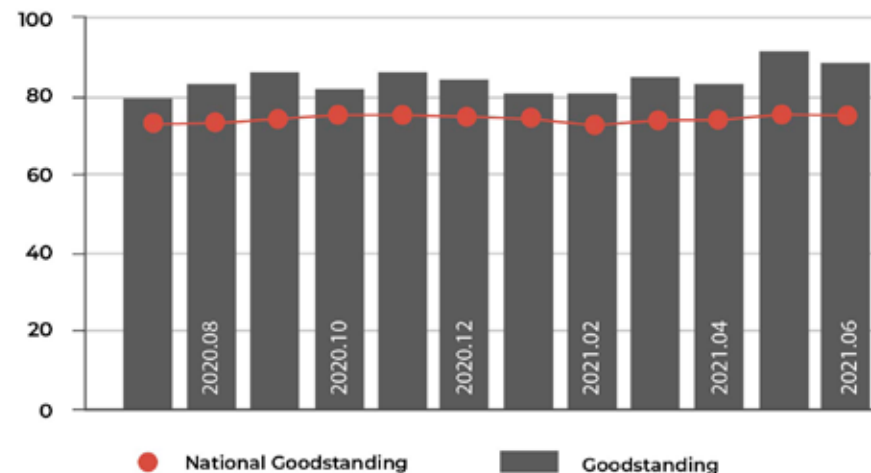




# Tenant Profile Network (TPN) Report shows why Solaris Crest is such a fantastic investment:



## Market comparison





# Why invest in Solaris Crest

## Investment benefits

# 9,41%

Gross ROI projected up to **9,41%**

- ✓ Occupation from mid 2022
- ✓ Projected rental income from R5 800 per month
- ✓ Up to 100% bond financing available
- ✓ Deduct up to R466 950 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 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 800p/m**

Apartments selling from:

**R789 000**



## Apartment features

- ✓ Centralised Fibre communication infrastructure
- ✓ Prepaid electricity meters to all units
- ✓ Water meters installed for accurate billing
- ✓ There are 150 litre capacity geysers with energy saving device
- ✓ Well designed fitted kitchens
- ✓ Granite kitchen work tops and tile splashbacks
- ✓ Electric oven with counter hob
- ✓ Two equal size double bedrooms
- ✓ Shower over bath combo to bathrooms
- ✓ Built-in cupboards to all bedrooms
- ✓ Apartments tiled throughout for low maintenance
- ✓ Modern sanitary fittings and bathroom accessories
- ✓ One plumbing point provided for washing machine/dishwasher
- ✓ One parking bay per apartment provided





## Development features

- ✓ Access controlled and CCTV monitoring
- ✓ Biometric access systems
- ✓ Electrified perimeter wall
- ✓ Fibre ready
- ✓ Low levies covering building insurance
- ✓ Swimming pool facilities
- ✓ Landscaped open spaces
- ✓ Energy saving hot water systems
- ✓ Neighbourhood with well-designed infrastructure and roads
- ✓ Plenty of recreational amenities in surrounds
- ✓ Five year NHBRC warranty





Electrified perimeter wall



Biometric access systems



150 litre capacity geysers



Electric oven



Swimming pool facilities



Energy saving hot water systems



Landscaped open spaces



Well-designed infrastructure



## 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.

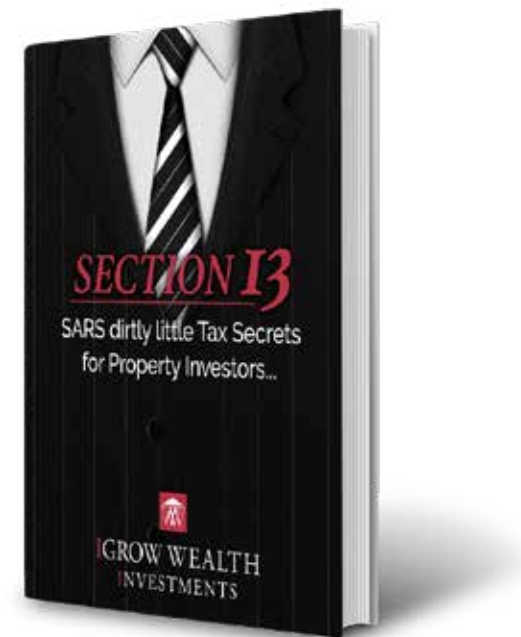
Enjoy 20 years of tax deductions through Section 13sex.



**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

## LEGENDS

- |   |   |
|---|---|
|  3RD STOREY LEVEL    |  Phases 1 - 93 Units |
|  2ND STOREY LEVEL    |  Phases 2 - 84 Units |
|  1ST STOREY LEVEL    |  Phases 3 - 85 Units |
|  GROUND STOREY LEVEL |  Phases 4 - 80 Units |









## Unit type A

**From R789 000**

**2 bedroom, 1 bathroom apartment**

Unit size - 48m <sup>2</sup>
One parking bay allocated to each apartment
Projected rental income from - R5 800p/m
Projected monthly levy - R775
Projected monthly rates - R350
Projected monthly bond repayment @30yr, 7,25% - R5 382
<b>Est. monthly shortfall - R929</b>



## Unit type B

**From R799 000**

**2 bedroom, 1 bathroom apartment**

Unit size - 51m <sup>2</sup>
One parking bay allocated to each apartment
Projected rental income from - R5 800p/m
Projected monthly levy - R775
Projected monthly rates - R350
Projected monthly bond repayment @30yr, 7,25% - R5 451
<b>Est. monthly shortfall - R1 075</b>







  
**IGROW**  
GROUP OF COMPANIES

  
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RENTALS

  
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**IGROW**  
CHARTERED ACCOUNTANTS

  
**IGROW**  
REAL ESTATE

## 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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