

OAKLEAF PLACE



PRICED FROM R1 359 000, Langeberg Glen, bordering Durbanville, Western Cape

97% Tenant paying rate in area

14% Average capital growth p/a since 2013





WHY INVEST IN OAKLEAF PLACE

- **97% Tenant** paying rate in area
- 14% Average **capital growth p/a** since 2013
- **R70 320 rental assist** to investors*
- No transfer duty
- No bond and transfer fees
- Save up to **R72 000 in attorney fees**
- Occupation early 2024

Exclusive investment opportunity in

Langeberg Glen, Northern Suburbs, Cape Town

Introducing Oakleaf Place, an exclusive investment opportunity in the prestigious Langeberg Glen area of Cape Town's Northern Suburbs. These luxurious 2-bedroom, 1 bathroom apartments offer sophisticated yet cosmopolitan design, perfect for those seeking the ultimate in luxury living.

But that's not all – with easy access to a host of amenities including shopping centres, gyms, schools, and healthcare facilities, Oakleaf Place offers unparalleled convenience for residents.

Investors can take advantage of our special offer with bond and transfer fees included, as well as a 55% deduction against taxable income for those expanding their section 13sex investment portfolio.

Construction is set to begin in mid-2023, with the first occupants expected to move in early 2024. With only a limited number of units available, Oakleaf Place presents a unique opportunity for investors to maximize their capital growth and rental income.

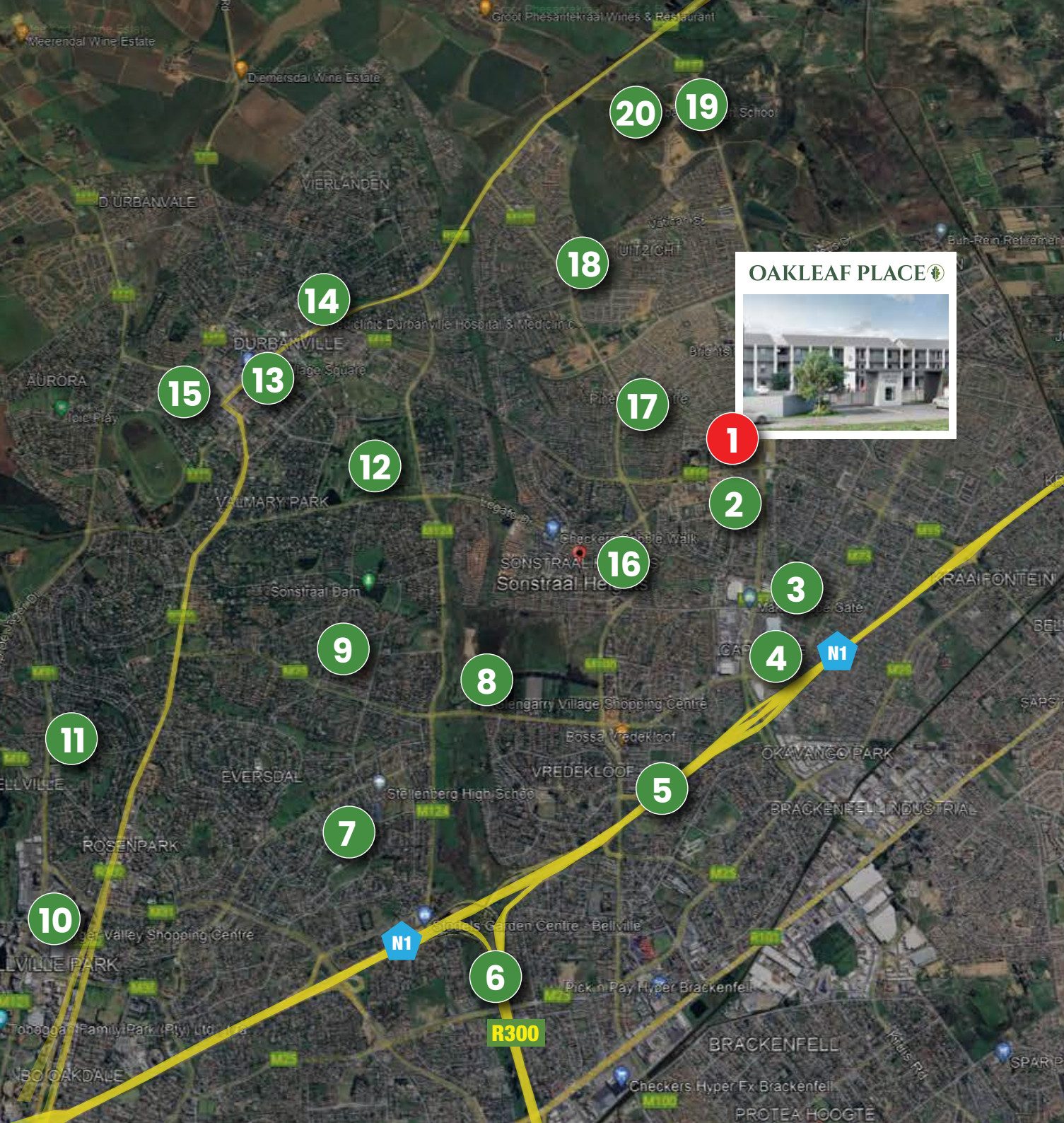


Two bed | one bath

Priced from R1 359 000



Don't miss out on this exceptional investment opportunity. Invest in Oakleaf Place today and experience the pinnacle of luxurious living in the Northern Suburbs of Cape Town



OAKLEAF PLACE



- 1. Oakleaf Place**
2. Okavango Crossing Shopping Centre
3. Mediclinic Cape Gate
4. Capegate Shopping & lifestyle Centre
5. N1 highway
6. R300 highway
7. Stellenberg High School
8. Glengarry Shopping Centre
9. Gene Louw Primary
10. Tyger Valley Shopping Centre
11. Kenridge Primary School
12. Durbanville Golf Club
13. Durbanville central
14. Mediclinic Durbanville
15. Durbanville High School
16. Curro Durbanville Primary School
17. Pinehurst Centre
18. Curro Uitzicht Primary School
19. Curro Durbanville High School
20. Stadio University campus site

Amenities

Travel

N1	3 km
Tygervalley business district	11 km
Cape Town International Airport	23,5 km

Education

Curro - Durbanville Primary	2 km
Curro - Durbanville High School	5 km
Meridian Pinehurst	2 km

Medical

Medi-clinic Cape Gate	1,8 km
Medi-clinic Durbanville	4,7 km
Dis-Chem Pharmacy Okavango Crossing	500 m

Recreational & shopping

Okavango Crossing	500 m
Cape Gate Shopping Centre	2 km
Virgin Active Okavango Crossing	500 m





DEVELOPMENT FEATURES


- ✓ Views over Boland mountain range
- ✓ Walking distance to many amenities & shops
- ✓ On public transport routes
- ✓ Last opportunity to purchase in this high capital growth node
- ✓ Cell-to-gate access control
- ✓ Guardhouse facilities
- ✓ Ample visitor parking bays
- ✓ Fibre ready apartments
- ✓ Electric fencing on top of boundary wall
- ✓ Tiled roof coverings - less maintenance
- ✓ External geysers - easy access & maintenance


SITE DEVELOPMENT PLAN




TWO BED, ONE BATH APARTMENT

Priced from **R1 359 000**

 2 Bed

 1 Bath

 1 Parking

Balconies to selected apartments

Parking bay allocated

Bond and transfer fees included

Investor rental assist* up to R70 320



Unit size (excl. balcony)	55m²
Projected monthly rental income from	R9 250 – R9 750 p/m
Projected monthly bond repayment @30yr, 11.25%	R13 588
Projected levy	R1 400
Projected property rates	R333
Est. year 1 monthly contribution from	R3 776



APARTMENT FEATURES

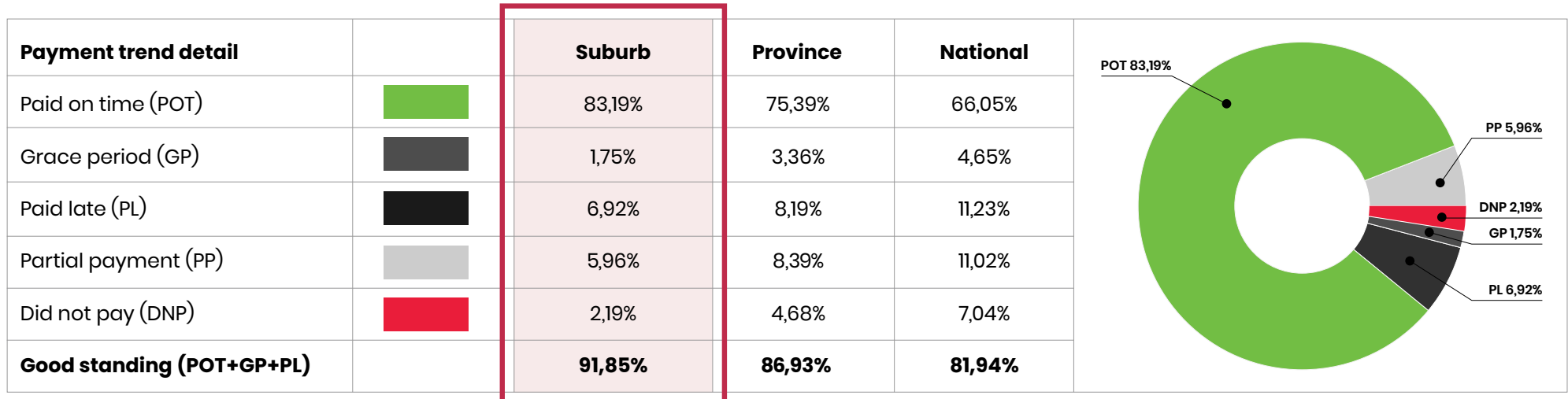
- ✓ Spacious upmarket 2 bedroom, 1 bathroom apartments
- ✓ Built-in braai's to spacious patio/balconies
- ✓ Exclusive use garden areas to all ground floor apartments
- ✓ Fibre installed to all units
- ✓ Front door security gate and burglar bars
- ✓ Washing machine/dishwasher point in kitchen
- ✓ Tiled throughout for low maintenance
- ✓ Built-in slimline oven with gas hob
- ✓ Granite kitchen countertops
- ✓ One full bathroom (Shower and bath)
- ✓ Clever site design with natural lighting
- ✓ Smart water meters
- ✓ 100 litre geyser to each apartment
- ✓ Pre-paid electrical meters
- ✓ Modern sanitary finishes
- ✓ One secured open parking bay per apartment
- ✓ 5 year NHBRC Warranty
- ✓ 12 months guarantee on roof structures
- ✓ Building insurance covered by levy



97% TENANT PAYING RATE IN AREA

Tenant payment profile

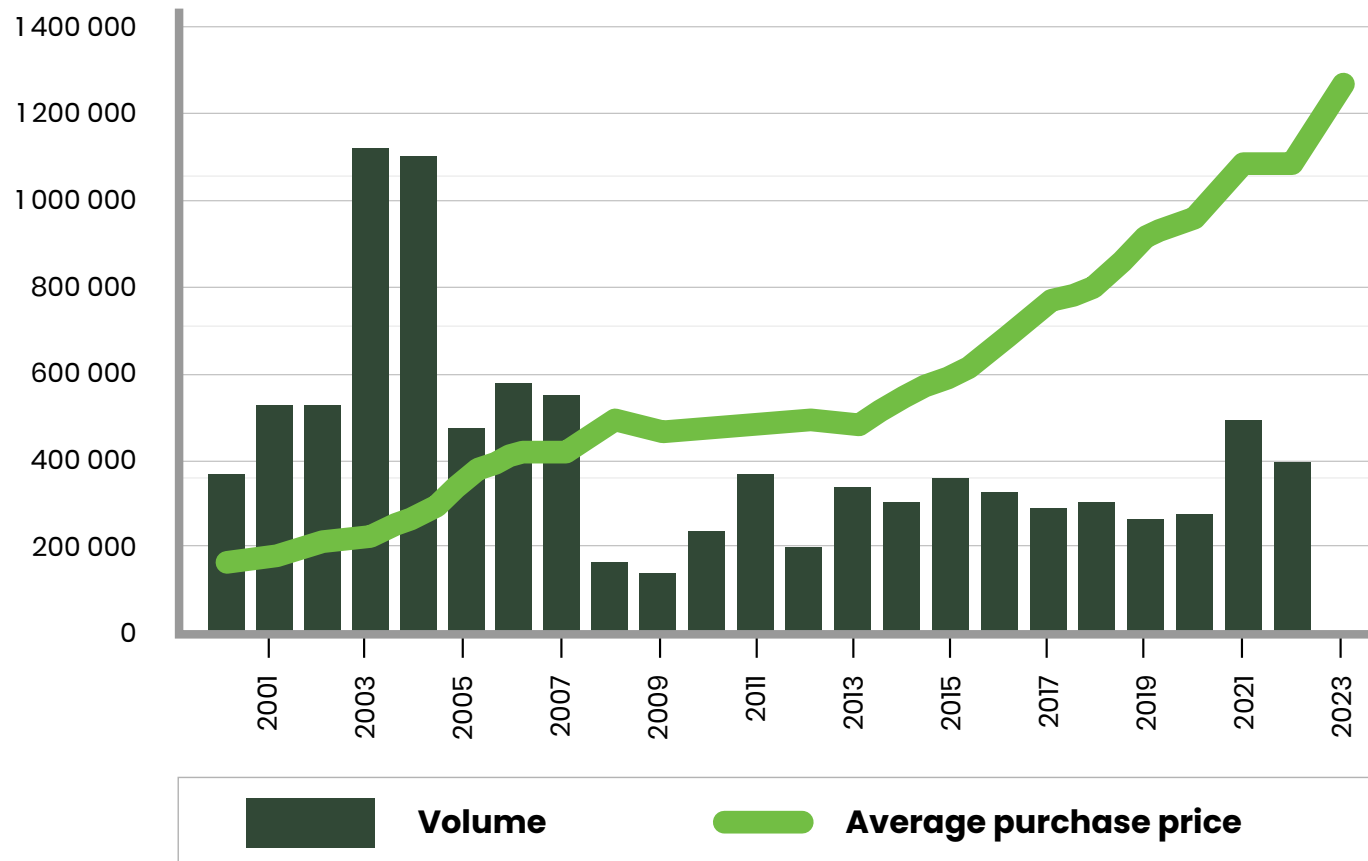
Payment trends of tenants who pay a monthly rental income



CAPITAL GROWTH STATISTICS

Property Transactions

The section below provides you with an indication of purchase price and volume trends within the area



Average sectional title property price in 2013
R550 000

Average sectional title property price in 2023
R1 300 000

Total capital growth over 10 years
136%

Per annum
14%



INVESTMENT BENEFITS

- ✔ Occupation from **early 2024**
- ✔ **97% Tenant paying** rate in area
- ✔ **14% Average capital growth p/a since 2013**
- ✔ R70 320 rental assist to investors*
- ✔ Gross rental yields up to 10,88%
- ✔ Bond and transfer fees included
- ✔ **Save up to R72 000** in transfer fees
- ✔ No transfer duty payable
- ✔ Buy directly from the developer
- ✔ Up to 100% bond financing available
- ✔ **Rental income from R9 250 to R9 750** per month
- ✔ Deduct up to R769 450 of the purchase price against taxable income through Section 13sex
- ✔ IGrow Rentals will place and manage your tenant for you
- ✔ Property tax strategies offered by IGrow Chartered Accountants
- ✔ Company & trust advice and setup through IGrow Trusts
- ✔ R20 000 reservation deposit required (refundable should financing not be approved)



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



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 included for the first 12 months – your rental income is secured

Massive tax incentive for investors

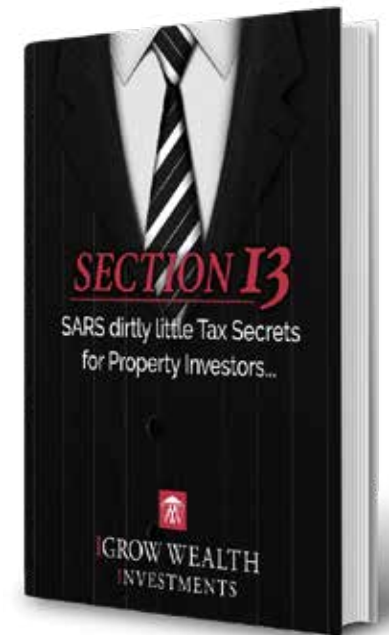
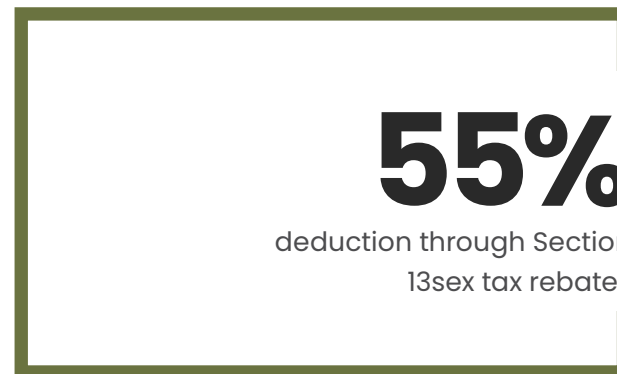
Section 13sex of the Income Tax Act applies where up to 55% of the purchase price can be used as a deduction against the investor's income for tax purposes when purchasing five or more properties.

Enjoy 20 years of tax deductions through Section 13sex.



20
years









Tax deduction through
Section 13sex tax rebates



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

www.igrow.co.za



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

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