



B L A C K

B R I C K

G A R D E N S



IGROW



Priced from R1 840 000

Gardens, Cape Town, CBD, Western Cape



WHY INVEST IN BLACKBRICK GARDENS

- Iconic short-term rental apartment hotel
- Massive **R125 000 rental assist** to investors*
- Non-resident owners have full access to Blackbrick Club nationwide
- **10 Free days*** for hotel investors
- **15% off** accomodation to owners across the Blackbrick network
- Free access to facilities and work pods across the network







Development Overview.

Roodehek Street, Gardens, in the Cape Town City Bowl is the latest location within our growing BlackBrick network.

BlackBrick Gardens is the conversion of a **1960's industrial building** previously occupied by jewelry and hat makers into 89 apartments set across six storeys overlooking **Table Mountain, Lion's Head, Devils Peak** and the city skyline.

By converting a building and utilising the existing structure, we ensure a more sustainable approach to development. The facade has been pulled back to allow for passive cooling and heating, reducing the operating costs of the building.

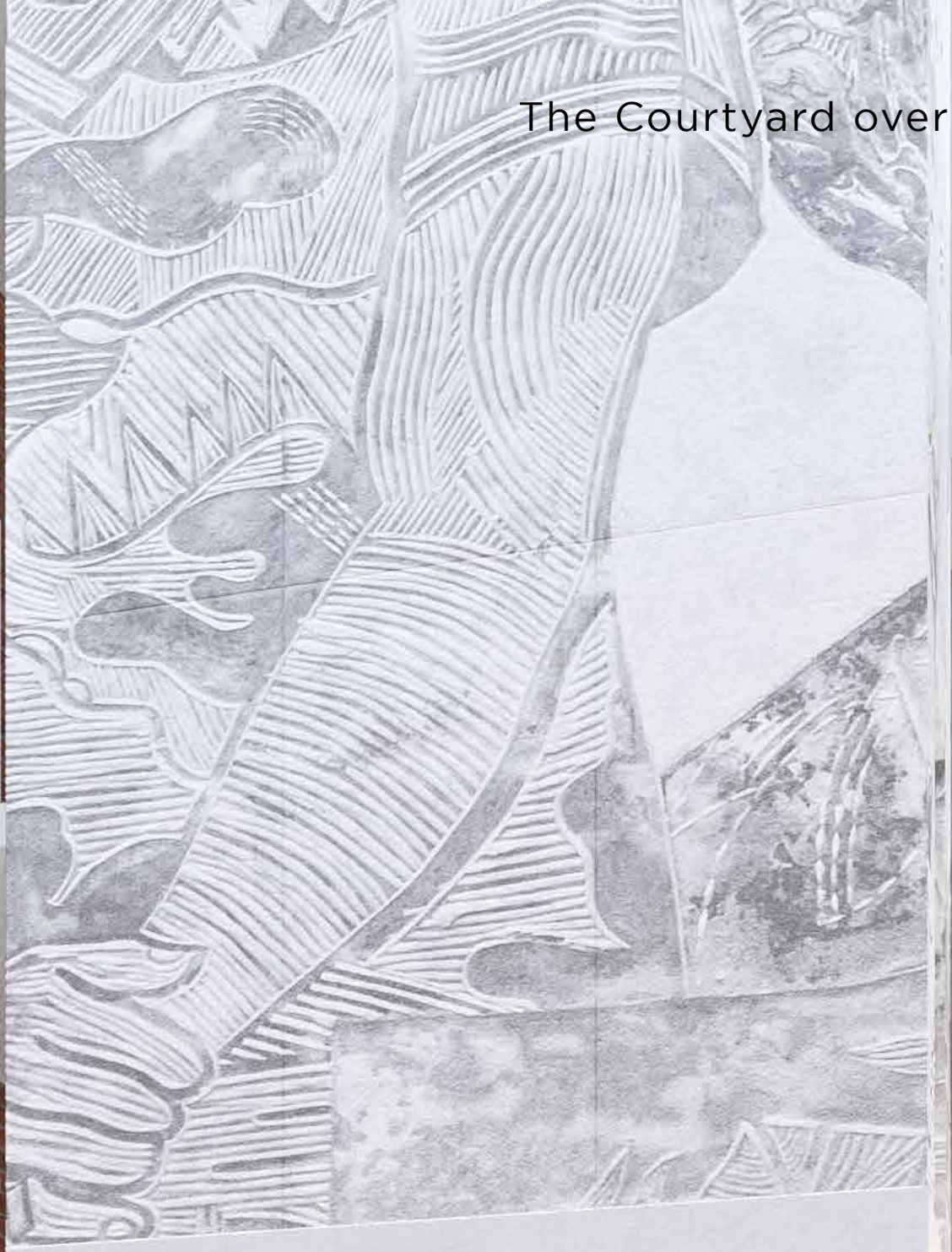
Every BlackBrick building design is a response to the unique character of the neighborhood. In the case of Gardens we have taken a white and brick building and extended this language with 3 storeys above the existing structure.

As comes standard in all BlackBrick buildings, our club facilities give the community space to connect:

- **Workspaces and Meeting Rooms**
- **Library**
- **Outdoor Cinema**
- **Ground floor Courtyard Restaurant**
- **Rooftop Terrace**
- **Wind-protected Swimming Pool**
- **Concierge Service**
- **Tech-enabled Secure Access**
- **Back-up Power to every apartment**



The Courtyard overlooking an Artwork by Lazi Mathebula



The Apartments

A new apartment typology has been invented to create a new way of living. With inspiration from the **Victorian row houses** in the neighborhood, the units are designed with a **stoep at the entrance** and a **terrace at the back** creating a seamless experience between living, working and sleeping spaces.

The entrance to each apartment is **framed in breezeblock** to allow for natural light and ventilation on both sides of the apartment. On the opposite end of the apartment, a planted outdoor space connects you to one of the most well-known nature reserves in the world right outside your door.

Our top two floors of apartments introduce a whole new way to stay, with a **connected modular design** consisting of **interleading doors** and **interchangeable furniture pieces** enabling up to four apartments to be merged, accommodating multiple user needs including larger families and groups of travelers looking for the balance between a home and a hotel.





1-Bedroom Apartment
 "Mountain Facing"
 Screed Floor
 Total sq m



2-Bedroom Apartment
 "Signal Hill/City View"



1-Bedroom Apartment
 "Mountain Facing"
 Timber Floor



1-Bedroom Apartment
 "Lions Head View"
 Courtyard



1-Bedroom Apartment
 "City Facing"
 Timber Floor



1-Bedroom Apartment
 "Lions Head View"



The Neighbourhood.

Gardens is an urban neighborhood in Cape Town **steeped in heritage**, nestled on the footsteps of Table Mountain & Lion's Head. Home to a young dynamic growing population, diverse restaurants, and artisanal shops - it has become a hub for the Capetonian **creative economy**. Housing film makers, record producers, advertising agencies, content creators, production companies and publishing houses. Gardens gives its community everything it needs to experience an **integrated living and working environment** punctuated by views of the city's landmark mountain.

Roodehek on The Rise.

Investing in BlackBrick Gardens is an investment into the next big **neighborhood growth story**. Our mix-used development forms part of a planned **R1 billion precinct** with multiple developers committing to large scale projects across Roodehek Street.



BlackBrick Gardens



Food & Drink

- Deluxe Coffee
- Truth Coffee
- Dogs Bollocks
- Mount Nelson
- Yours Truly
- The Company's Garden
- Dunkley Square



Shopping

- Gardens Shopping Centre
- Food Lover's Market



Culture & Education

- Kleine Kloof Early Learning Centre
- Language schools
- Tutu Museum
- House of Parliament
- iziko South African Museum



Entertainment & Relaxation

- Book lounge
- Labia theatre



Shared Work Spaces & Creative

- Chips
- Craft & Go
- Orms Pro Photo Warehouse



Public Transport

- BRT gardens stop



Outdoors & Active

- Oranjezicht farm
- Virgin Active
- Padel tennis
- Mountain trails
- Beaches
- Parks



Healthcare

- Mediclinic Cape Town Hospital



Upcoming Projects by our neighbours



Amenities

Travel

| | |
|---------------------------------|---------------|
| Cape Town International Airport | 19.8km |
| Bus route | 130m |
| Cape Town Main Train Station | 1.7km |
| N1 / N2 highway | 2.5km |

Education

| | |
|---|--------------|
| UCT Hiddingh Campus (CBD) | 950m |
| Cape Town High Court | 1,2km |
| Good Hope Seminary High School | 140m |
| Cape Peninsula University of Technology | 1.8km |

Recreation & Shopping

| | |
|---|--------------|
| V&A Waterfront | 4.5km |
| Cape Town International Convention Centre (CTICC) | 2,7km |
| The Company's Gardens | 900m |
| Gardens Rugby Club | 1.8km |

Medical

| | |
|-------------------------------------|---------------|
| Mediclinic Cape Town | 1.5 km |
| Netcare Christiaan Barnard Memorial | 3.3km |
| Clicks Gardens Shopping Centre | 500m |
| Booth Memorial Hospital | 1km |



Development Features.

- ✓ Complete backup power supply (generator)
- ✓ Terrace style apartments
- ✓ Workspaces and meeting rooms
- ✓ On-site library
- ✓ Outdoor cinema
- ✓ Cafe style restaurant (open to public)
- ✓ Rooftop garden terrace with bar facilities
- ✓ Wind-protected rooftop swimming pool
- ✓ Tech-enabled secure access control
- ✓ Wheelchair friendly with elevator facilities
- ✓ High-speed wifi



Just Enough Essential Parts.

Accessed directly on the **network of streets** around it, the **neighbourhood piazza** is at the core of the project, activated and enlivened by a community restaurant, workspaces, a library and meeting spaces, with accommodation above that.

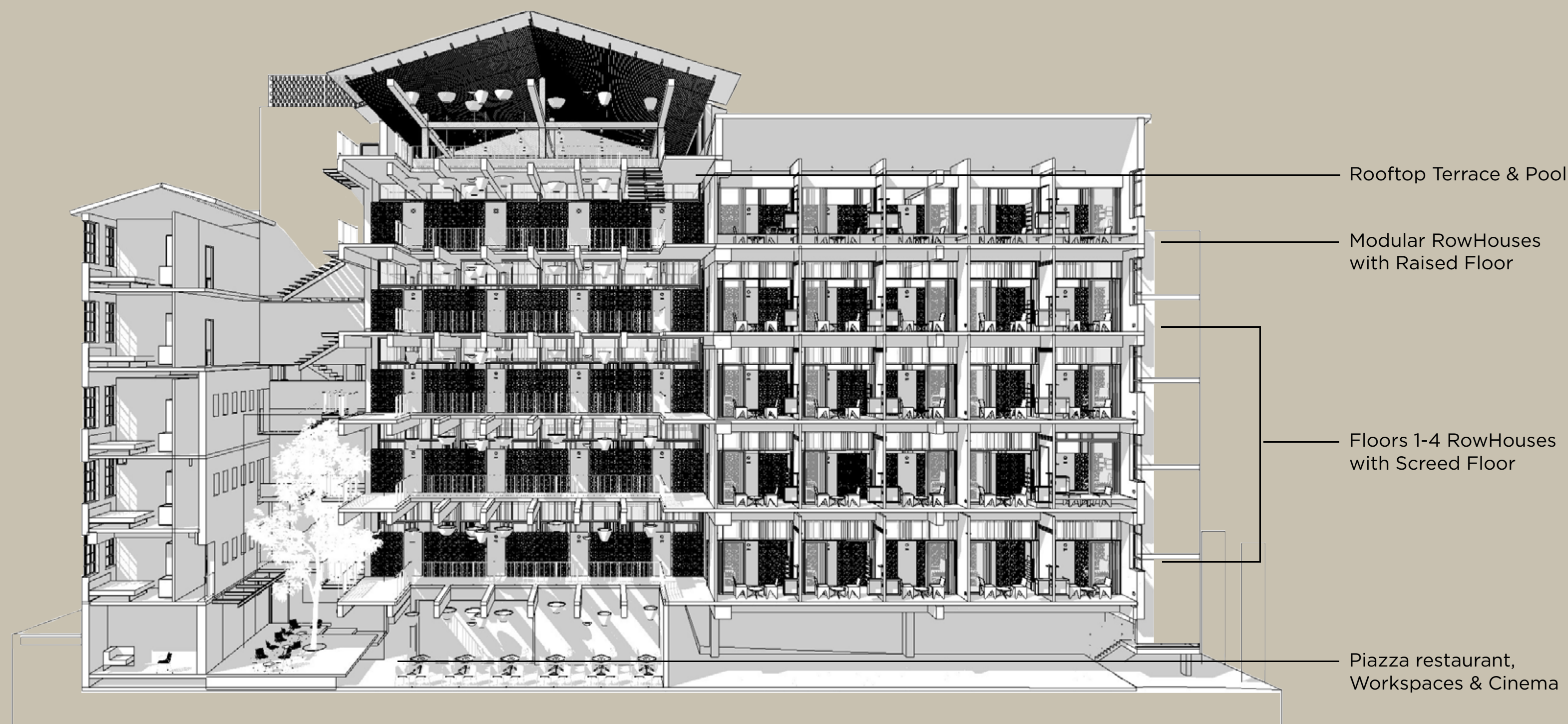
The **neighbourhood park** becomes a six-story open-to-sky **Hanging Garden** overhead the piazza. This is made possible by excavating from ground to sky through the existing slabs with the remaining beams forming planting trellises at every level.

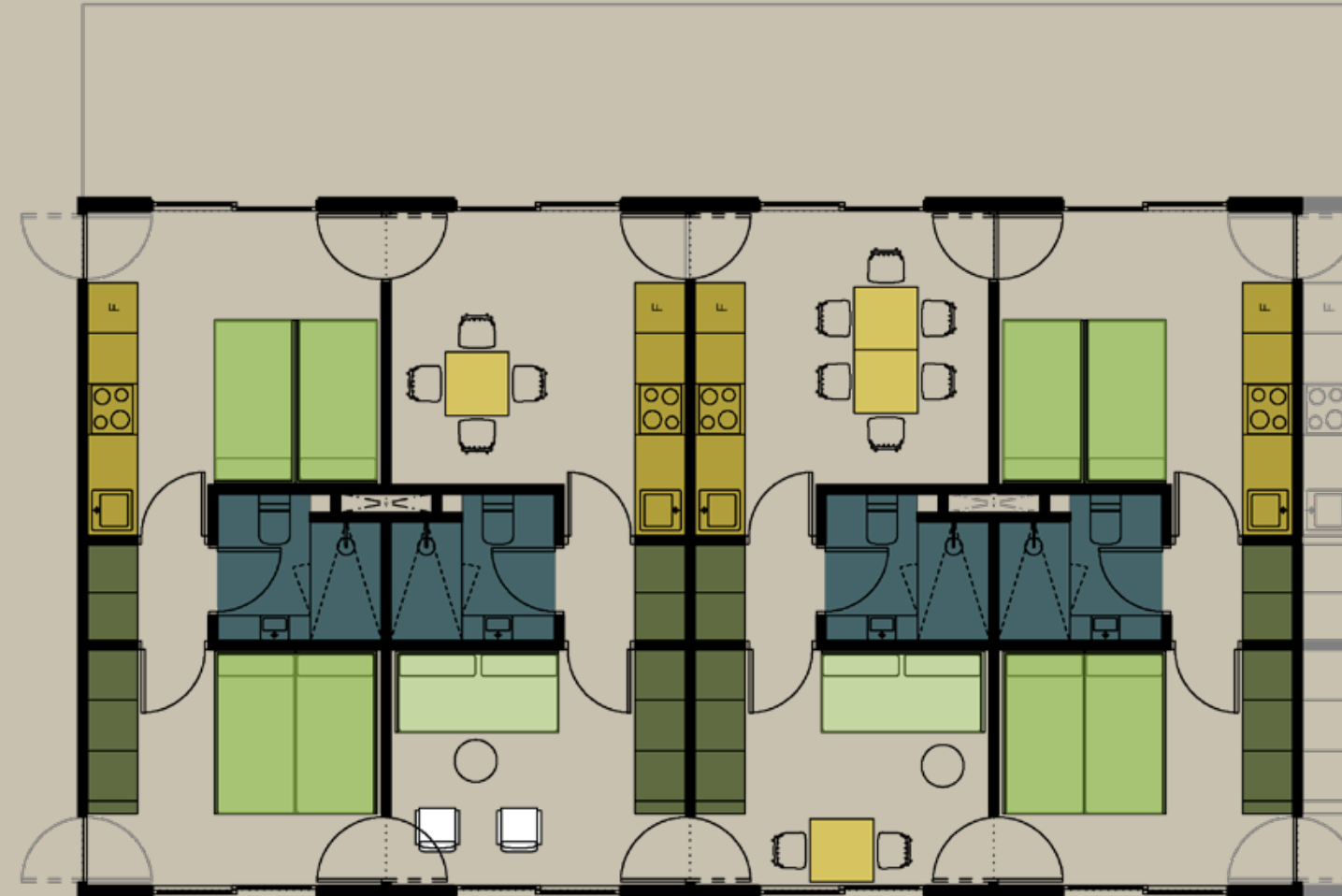
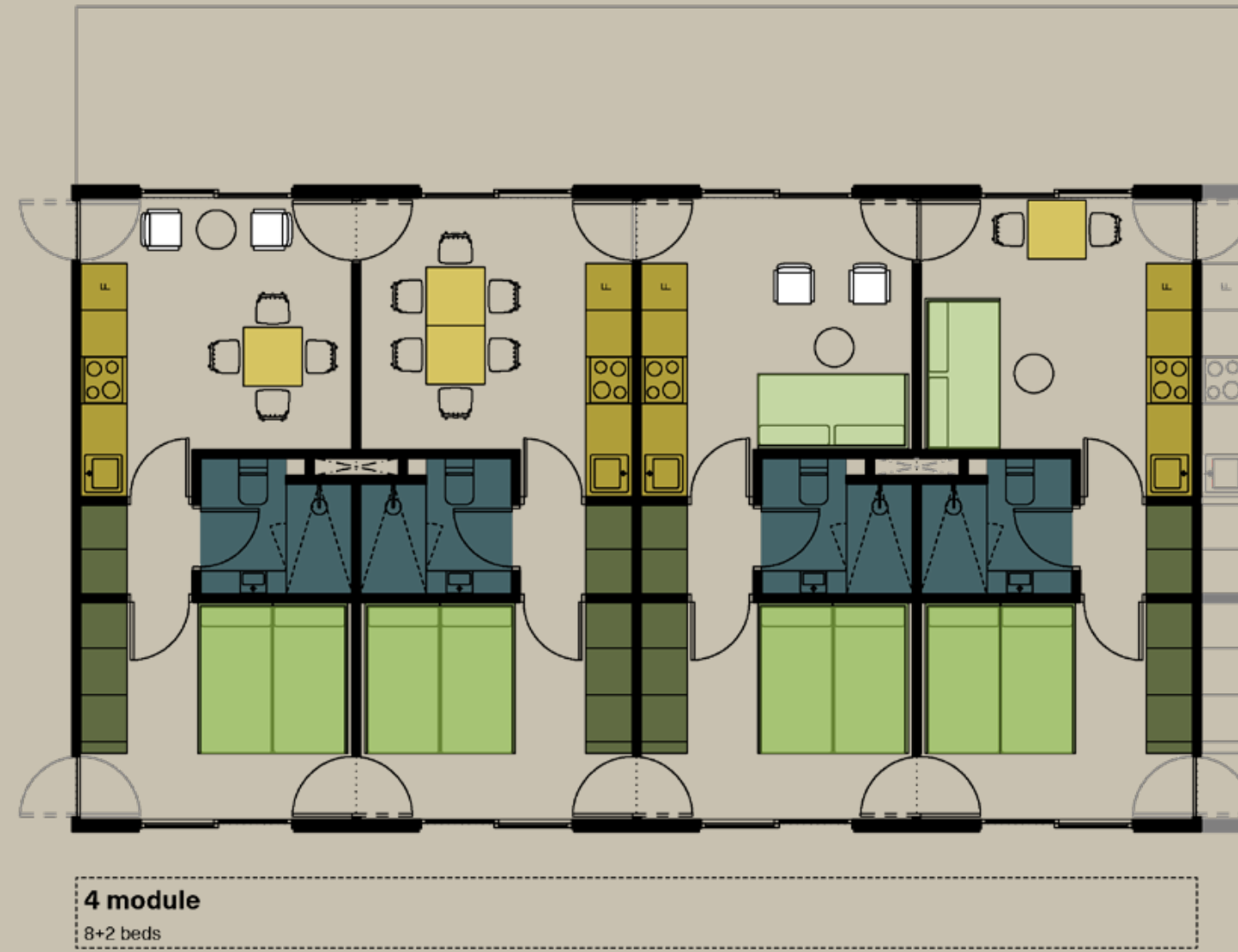
A **naturally climatically moderated** green oasis just a few meters from the revitalising light industrial streets outside.

Passages are Sidewalks. Each is covered, stacked one atop the other around the hanging garden, as well as around a second open-to-sky courtyard.

Along the sidewalks are streets of **RowHouses**, each containing the essential vital elements of any Bokaap or Karoo rowhouse.

On the top 2 floors, the Rowhouses have the potential to aggregate from a one-bedroom module, in any multiple upward to four or five bedrooms, or home-office, or separate kitchen, dining and lounge spaces. Taken to its logical conclusion, **an urban villa**.





Flexibility.

The top 2 floors have interleading doors allowing for **total customisation** to suit a number of accommodation needs.

Our **modular apartments** can be tailored for any living situation, catering for individual, group, family or work stays.

The hybrid mix of short and long stays provides **excellent downside protection** to investors looking to gain an additional financial edge.

ONE BED, ONE BATH APARTMENT

Priced from **R1 840 000**

 1 Bed

 1 Bath

Bond and transfer fees included

Full furniture package included

Investor rental assist* up to R125 000

Short-term rental management fee - 15% plus VAT



| | |
|--|--|
| Unit size | 33m² - 35m² |
| External area | 11m² - 17m² |
| Projected gross monthly rental income from | R35 000 p/m |
| Projected monthly bond repayment @30yr, 11.25% | R17 871 |
| Projected monthly levy | R1 980 |
| Projected monthly rates from | R737 |

Nett monthly rental
(after water, electricity & management fee)

R17 500

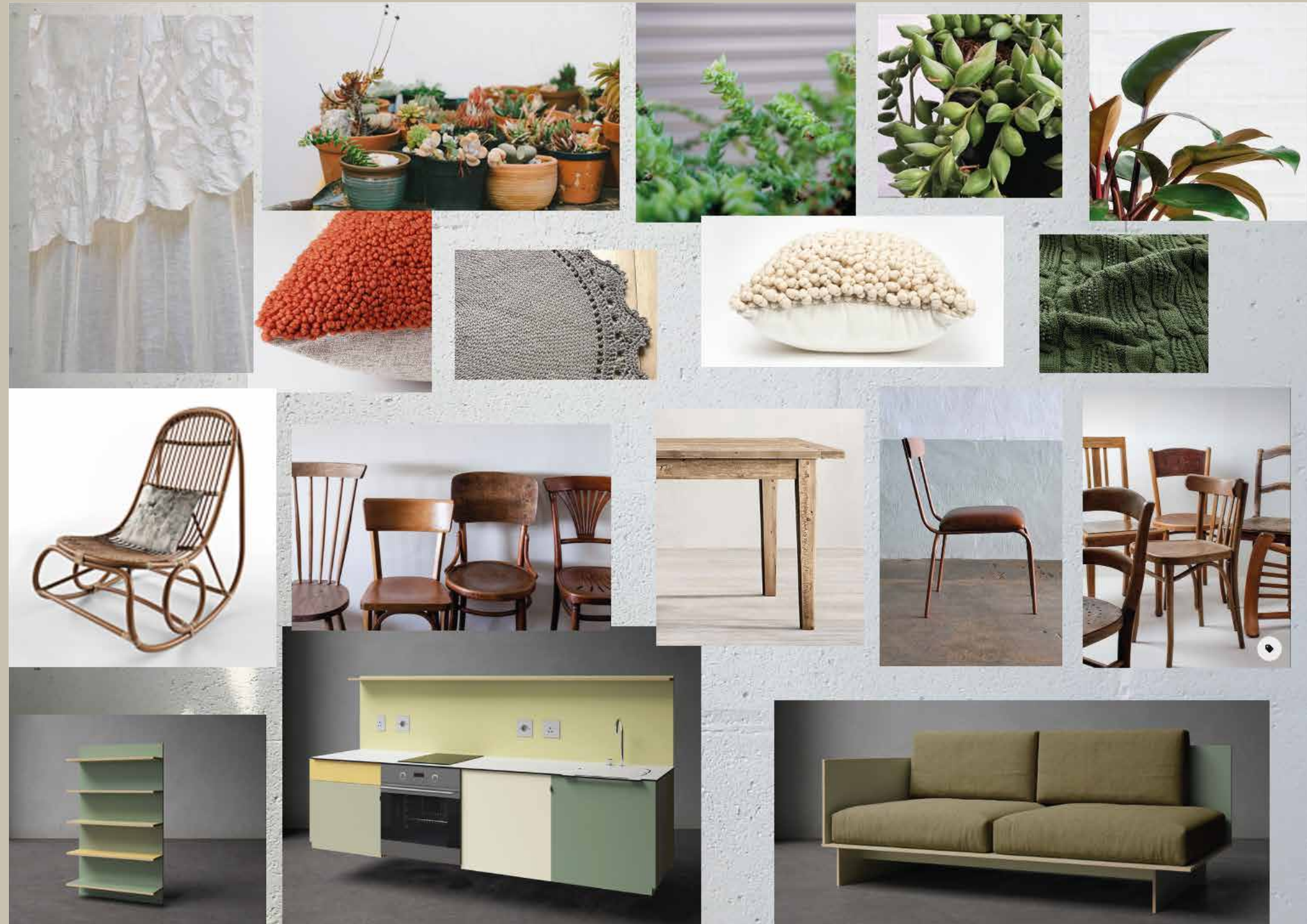


Apartment Features.

- ✓ Cape Town inspired Victorian row house-style apartments
- ✓ Award winning architects and interior designers
- ✓ Custom joinery options offered by Modular-Made
- ✓ Full short-stay furniture packs included
- ✓ Naturally airy and bright
- ✓ Views towards Table Mountain, Signal Hill and Devil's Peak
- ✓ Fibre ready apartments (activation excluded)
- ✓ Built-in electric oven and induction 2 plate hob
- ✓ LED light fittings
- ✓ Tiled throughout for low maintenance
- ✓ Centralised heat pump system - energy efficient
- ✓ Plumbing point for washing machine
- ✓ Spacious bathrooms with showers
- ✓ Smart water meters for accurate billing
- ✓ Pre-paid electrical meters
- ✓ Modern sanitary finishes
- ✓ Parking bay available to purchase
- ✓ Show unit available to view by arrangement
- ✓ 12 months guarantee on roof structures
- ✓ Building insurance covered by levy



Furniture Concept.



With precisely the same approach of inserting the essential elements of the city into the inherited structural framework of the building, at the next scale down, furniture is also seen as **installation artwork** inserted within the primary components.

Almost always light, breezy, and in the colours of the surrounding natural environment, here the furniture is in the richly gentle colours of **Fynbos**, Proteas, with accents of their flowers in bloom.

This colour approach, set against the pure white walls and simple floors so synonymous with one period of the city's history continues into the **RowHouses**.

In a mix of old and new, pieces from across much of the city's diverse history are discovered in re-use and re-purposing shops, warehouses and markets, and combined with kitchens, cupboards, beds and couches, bookshelves and planters from **Modular-Made**.

Beds are platforms for the day & the night, for sleeping & now for working on a laptop or tablet with a coee close at hand.



Investing in BlackBrick delivers great returns with two management solutions to choose from.

Short-Term Letting Management

- To ensure smooth operations of the building, all short term letting is undertaken by BlackBrick.
- In order to join our short-term letting management service you will be required to purchase our furniture package (from R140 000).
- BlackBrick takes care of all marketing and logistics to do with short-term letting.
- At the end of the month, we deduct all of the expenses and the 15% BlackBrick management fee.
- **Net Yield for 2025 projected at 9%*.**

Long-Term Letting Management

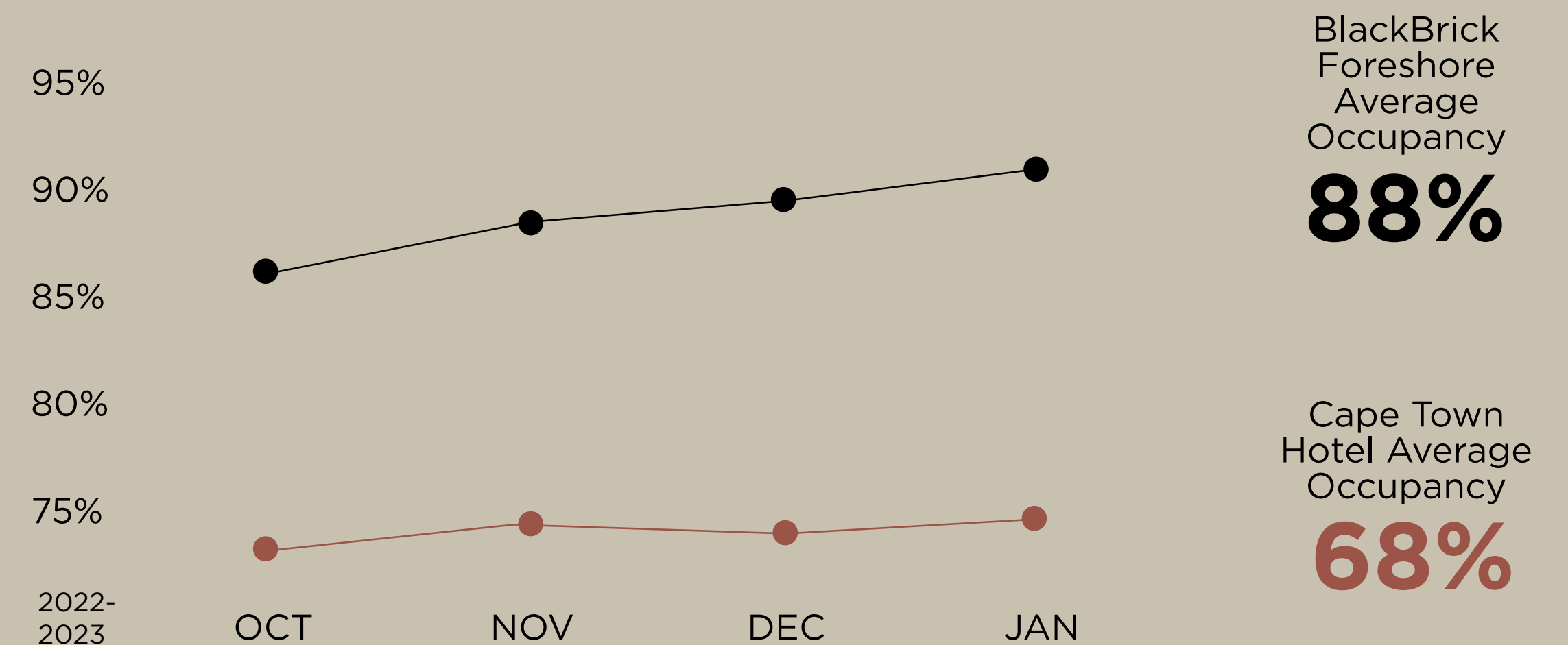
- BlackBrick offers a long-term (6-months plus) placement and letting management service on-site.
- You are not required to use BlackBrick, and you are able to self-manage or utilize external agencies at your discretion.
- **Net Yield for 2025 projected at 6%*.**

**For projection purposes only*

A Case Study.

Foreshore, Cape Town CBD.

BlackBrick demonstrated market-leading success in 2022, outperforming both the Sandton and Cape Town markets in occupancy numbers all while achieving increasing room rates as we accelerated through the post-Covid recovery phase.





Investment Benefits.

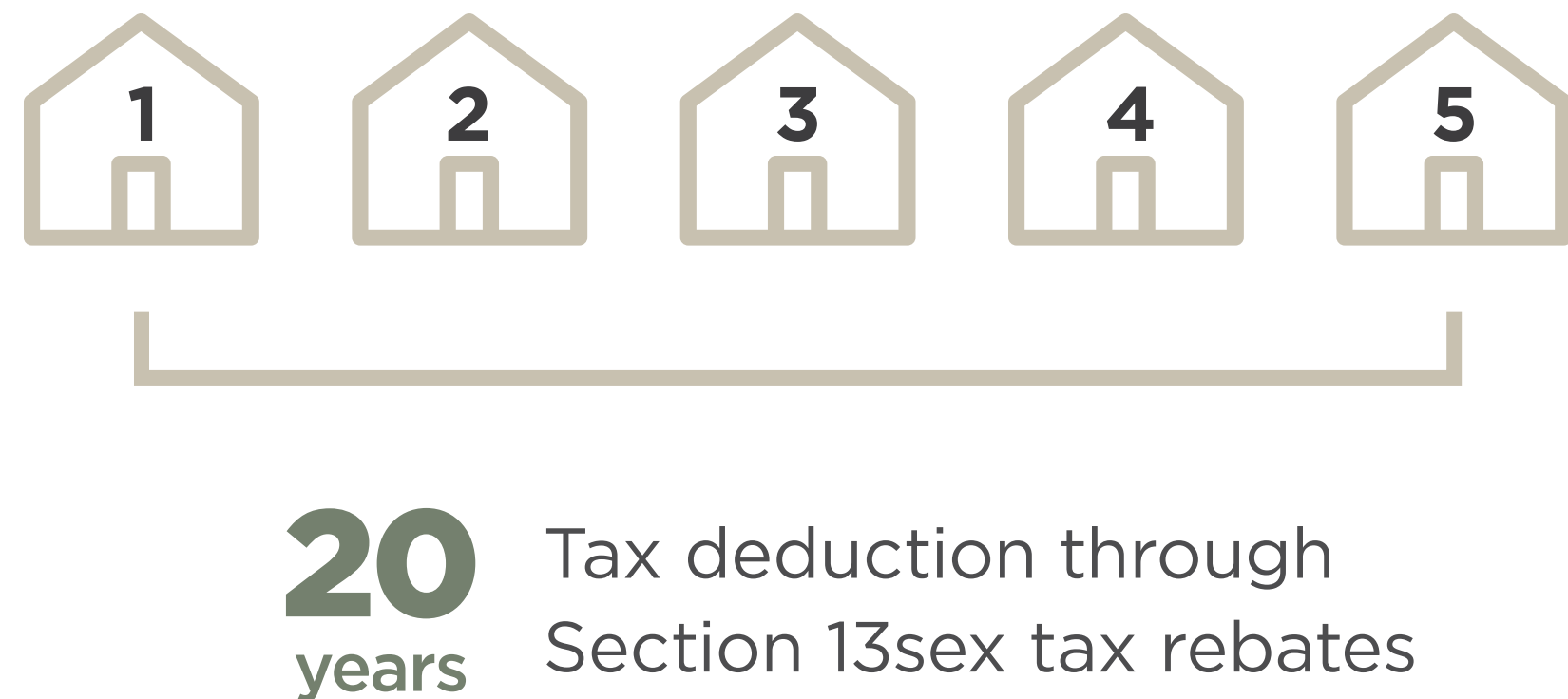
- ✓ Occupation from August 2024
- ✓ Limited short-term rental units available
- ✓ Modular-Made furniture packages included in price
- ✓ R125 000 rental assist to investors*
- ✓ Nett rental yields up to 11,87%
- ✓ Bond and transfer fees included
- ✓ Save up to R97 000 on transfer fees!
- ✓ No transfer duty payable
- ✓ Buy directly from the developer
- ✓ Up to 100% bond financing available
- ✓ Gross rental income projected from R35 000 pm
- ✓ Nett income after expenses from R17 500 pm
- ✓ Deduct up to R1 397 000 of the purchase price against taxable income through Section 13sex
- ✓ Non-resident owners have full access to Blackbrick Club nationwide
- ✓ 10 Free days* for hotel investors
- ✓ 15% off accomodation to owners across the Blackbrick network
- ✓ Free access to facilities and work pods across the network
- ✓ Rentals will be placed and managed for you
- ✓ Property tax strategies offered by IGrow Chartered Accountants
- ✓ Company & trust advice and setup through IGrow Trusts
- ✓ R10 000 reservation deposit required (refundable should financing not be approved)

Comprehensive end-to-end rental management igrow rentals, our in-house rental managers

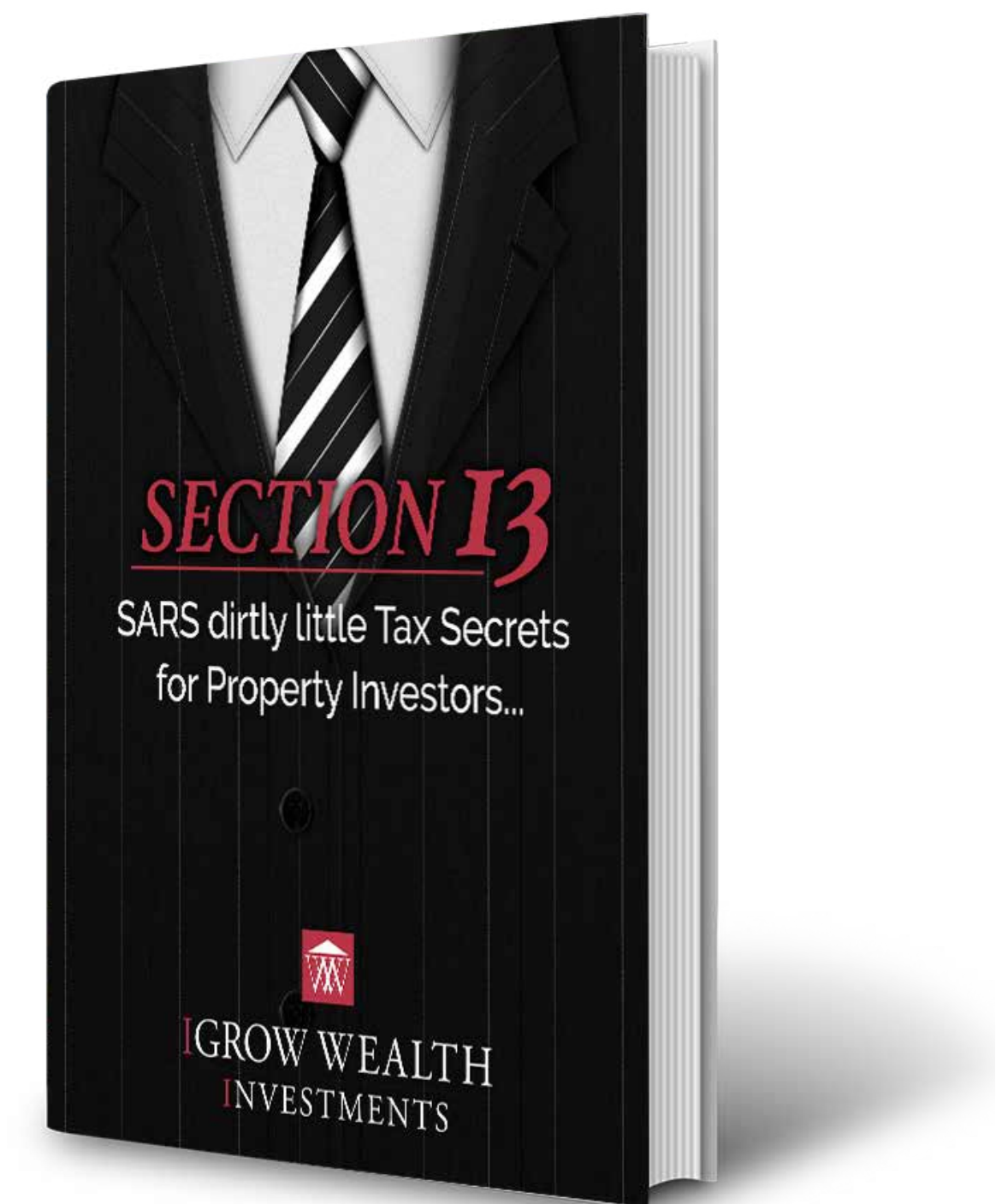
- ✓ In-house rental agents and managers
- ✓ Tenant vetting and placement services
- ✓ Rental collection services
- ✓ Ingoing and outgoing inspection services
- ✓ Maintenance service available
- ✓ Rental insurance available - secure your rental income

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.



55%
deduction through
Section 13sex tax
rebates



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

www.igrow.co.za



BlackBrick Gardens - Gardens, Cape Town CBD, Western Cape

Invest in a Growing Economy. The Western Cape.

For the first time ever **Cape Town is now outstripping Johannesburg** in economic growth and the Western Cape's annual building plans passed at the end of 2022, exceeded those of Gauteng for the first time in recorded history.

According to John Loos, FNB's Commercial Property Finance Economist, "Cape Town is a good location to buy an investment property. The real estate market in the city has **high-growth potential**, ensuring a good return on investment when you're ready to sell your property."

Loos believes the shift in relative share of the development market away from Gauteng towards the Western Cape, points towards a longer term **"economy shift" towards the coastal regions.**

Jackie Smith, head of Buyers Trust (a subsidiary of the ooba Group) says the Western Cape is currently the region **experiencing the most home buying activity.** It is also the region which has the highest average deposit coming in at 17%. The national average for a deposit on a property is 7.8%.



Join the BlackBrick Club.

Invest in the BlackBrick Network

Investing in BlackBrick provides you with the opportunity to **capitalise on a proven performer**. Our **occupancy rate is 75%+** on average at our locations in Sandton and Cape Town's Foreshore together with impressive capital appreciation for those who have bought at the launch stage of our projects.

Gardens is our **5th building** to be developed in four years since our launch in Sandton. Our apartment hotel model proved to be the most defensive type of hotel category over the past few years due to our smart revenue management and our ability to flip between short, medium, and long stays.

Investing into BlackBrick gives you much more than a typical property development. Buyers become members of our club and get access to the full network. Each new building that we develop drives additional value to all of our members.

Your investment can turbocharge your lifestyle with the ability to travel and work in **Johannesburg, Cape Town, or Durban**. You get access to each property's workspaces as well as our members-only rooftop bars and all of our other facilities.

Building a Product for Digital Nomads

At BlackBrick, we're breaking down investment barriers with flexible living and working options that meet the lifestyles of a new generation **of mobile citizens**.

Our integrated living-working spaces offer the freedom to **customise your life**- from short stays to long stays without any contracts tying you down.

In line with global trends, our spaces are designed for both work and life after work- giving our members across the platform a unique opportunity to **remain dedicated to their craft while exploring the city**.

A recent study by Nestpick.com reports that global populations of digital nomads have risen to a staggering **35 million individuals**, creating an economic benefit worth near **\$800 billion annually**.

This signals the start of a burgeoning **'subscription living'** movement, allowing those who are location-independent for work more freedom and flexibility than ever before.

Of the 75 cities researched in this report, **Cape Town** ranks as one of the **most attractive destinations for digital nomads** looking to shape their own unique lifestyle; proving that this market don't need to limit themselves within traditional business hubs if they want high earning potential.

With its **increasing popularity** amongst aspiring professionals around the globe you can expect subscription living trends only grow stronger over time.



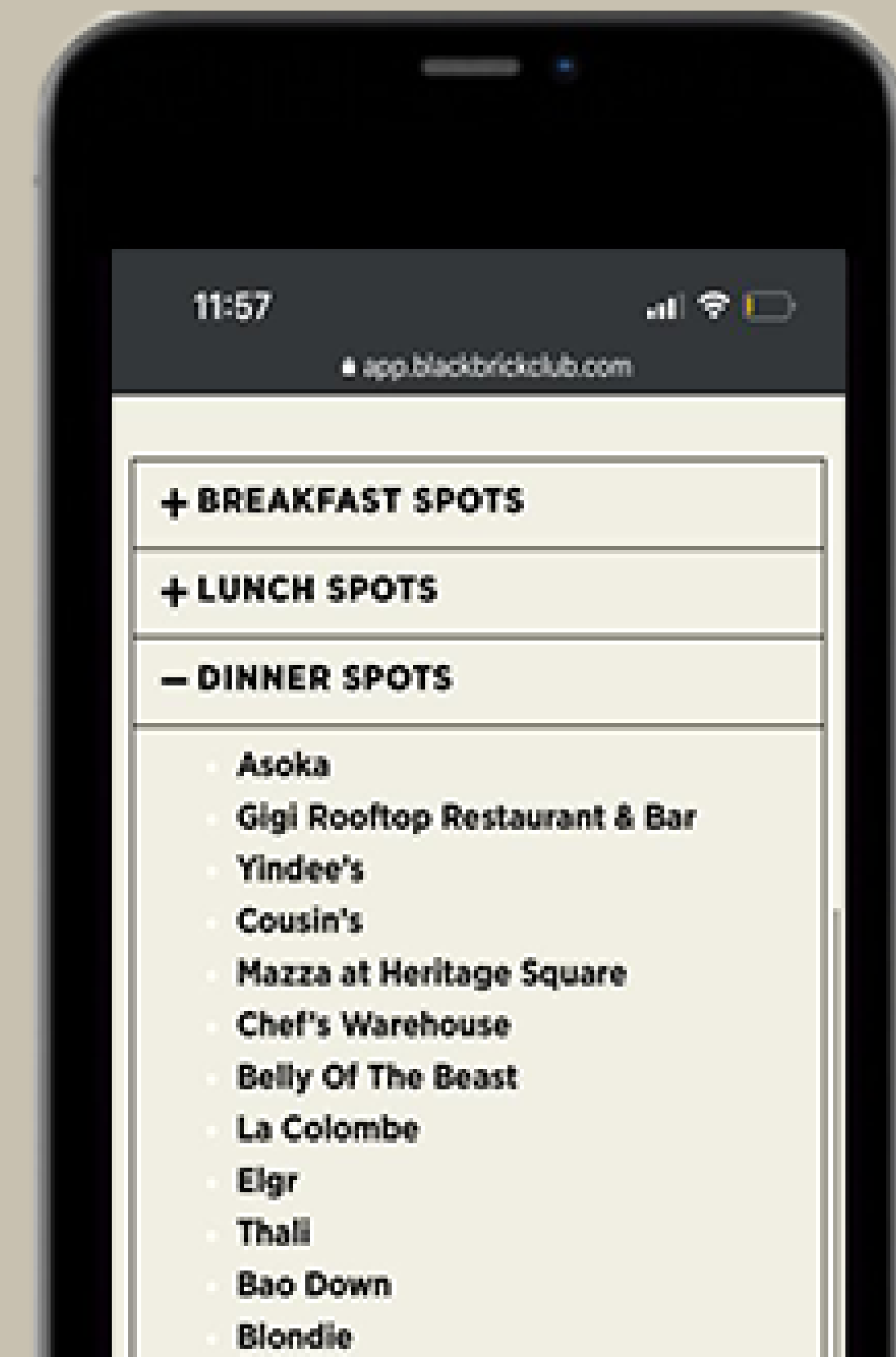
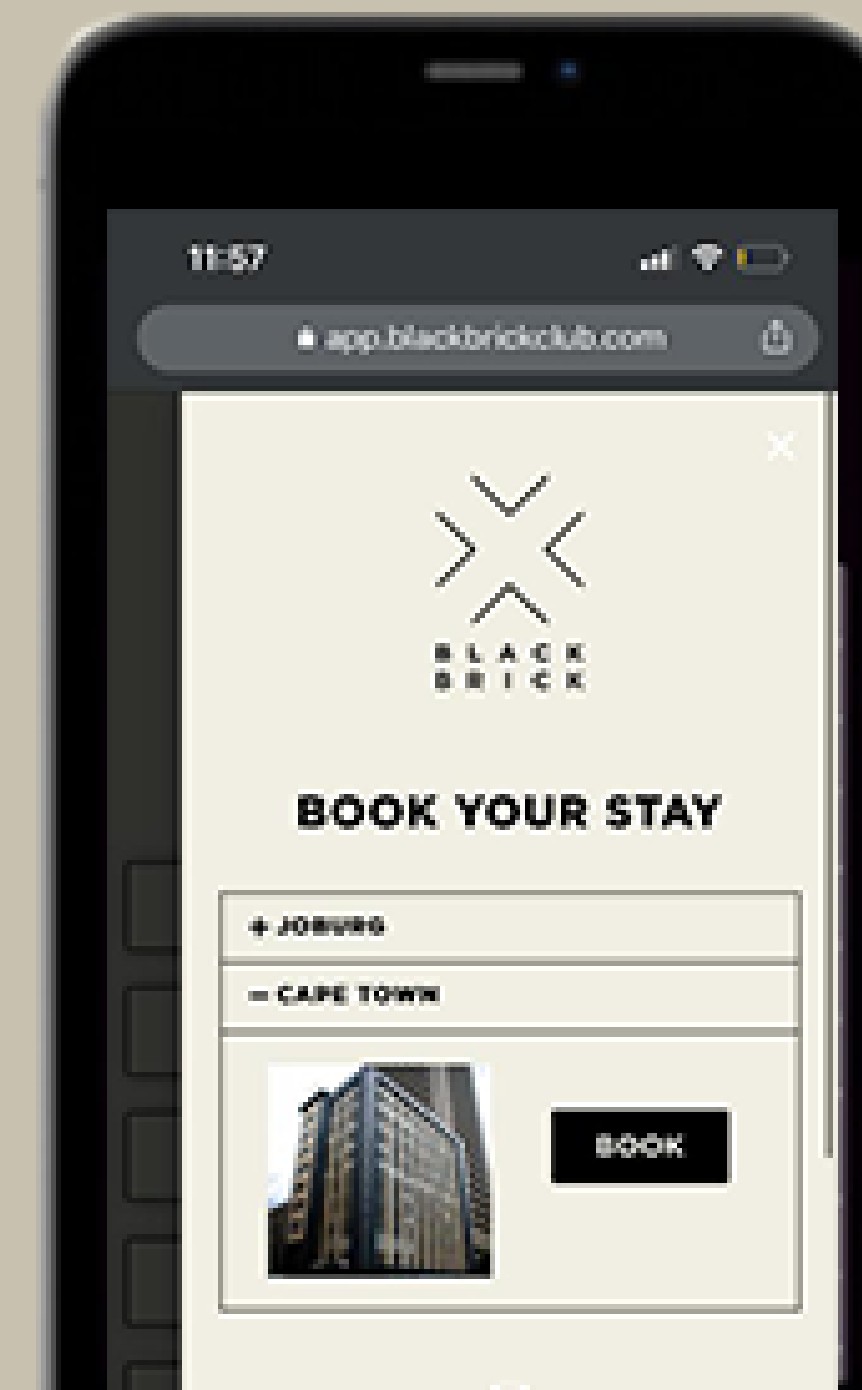
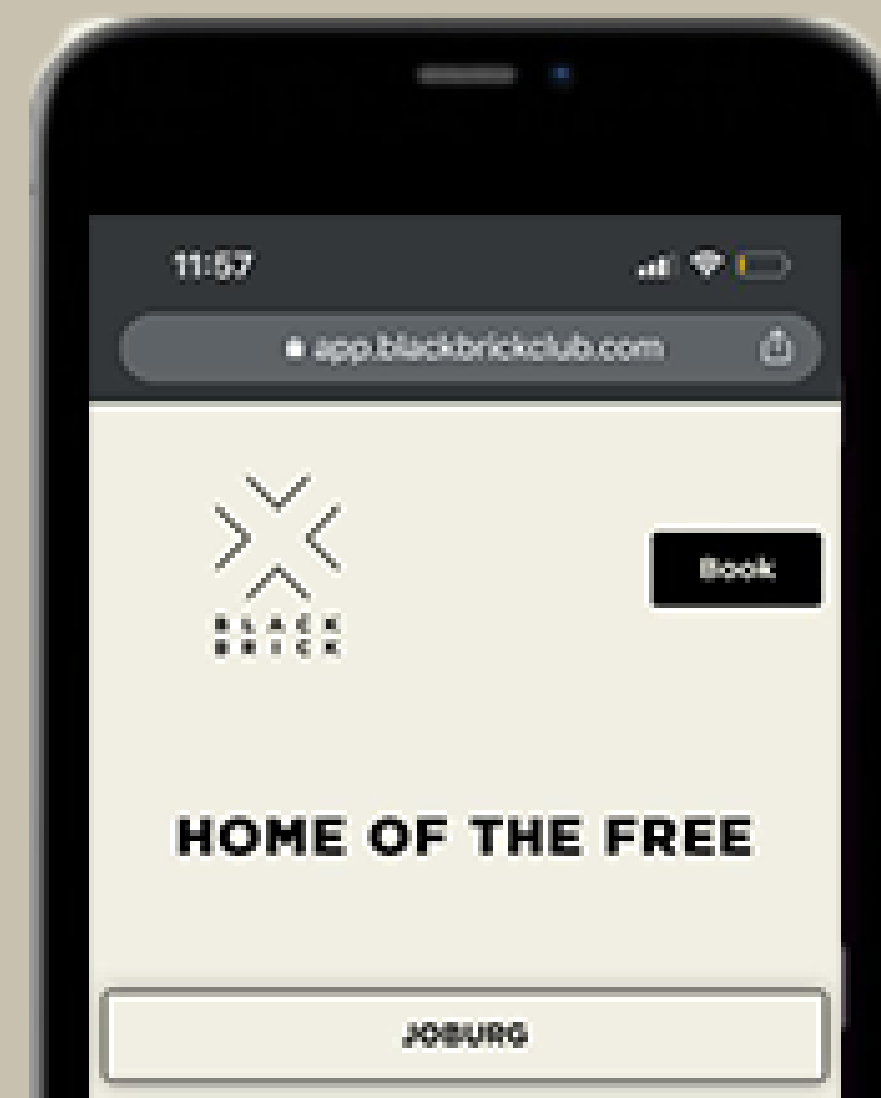
Meet Agent X.

Unlock the power of **technology-led streamlined hospitality** with Agent X - BlackBrick's digital concierge app. From onsite amenities to neighborhood hotspots, users can experience curated convenience, **keeping them engaged within the urban context.**

The app includes dynamic updates including event calendars complete with program notifications, local experiences for food & drink ordering as well as flight booking facilities, with a long roadmap of additional functionality on track to be rolled out as the network expands.

Our Tech Roadmap

- » Your digital concierge
- » In room control
- » On-demand services
- » Event calendars
- » Program notifications
- » Facilities
- » Services
- » Experiences
- » Manage your booking
- » Order food & drink
- » Neighbourhood navigation
- » Book your flights
- » Chat to us





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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