



# IGROW WEALTH INVESTMENTS

YOUR JOURNEY TO FINANCIAL INDEPENDENCE

Postal Address: PO Box 1514,  
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Physical Address: 7B World House, Loerie Park,  
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## Villa Montana | Uitzicht, Durbanville, Cape Town

Villa Montana, with its spectacular views on the Boland Mountains, is one of the few sectional title, security complexes in the wonderful and modern suburb of Uitzicht in the Northern Suburbs of the Western Cape.

Developed around the old Uitzicht homestead with its protected wetland and prolific birdlife, this suburb has seen spectacular growth and has proven itself as very popular amongst tenants looking for the perfect lock-up and go property.

**Previously sold for R595 000 and R755 000 in 2009!  
Buy NOW at R550 000 and R630 000!**



### Development Name

Villa Montana

### Property Details

- Type A: 2 Bedrooms, 2 Bathroom, 59m<sup>2</sup>
- Type B: 3 Bedrooms, 2 Bathrooms, 70m<sup>2</sup>
- Total number of units - 47
- Complex age - 2 years
- Second phase currently under construction

### Address

St Tropez Street,  
Uitzicht,  
Cape Town

### Features

- Fully tenanted!
  - Immediate transfer
  - Security complex
  - Remote controlled gate
  - Quality finishes
  - Balcony with braai
  - Carport and parking bays
  - Granite kitchen counter tops
  - Top and floor cupboards in kitchen
  - Oven, hob and extractor fan
  - Built-in cupboards in bedrooms
  - Open plan living area - tiled
  - Bedrooms - carpeted
  - En-suite with shower
  - Main bathroom with bath
  - Pre-paid electricity
- R10 000 securing deposit**

### Transaction Costs Included

- Transfer fees
- Bond registration costs



### Sales Enquiries

Office (021) 979 2501 or  
Anél Mostert 072 602 4400 | [anel@igrow.co.za](mailto:anel@igrow.co.za)  
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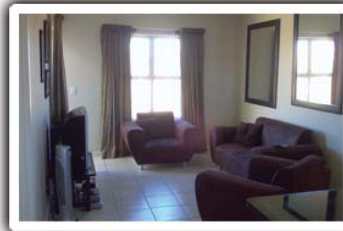
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## Villa Montana | Uitzicht, Durbanville, Cape Town

- Cape Gate Shopping Centre - 4km
- N1 Highway - 4 km
- Uitzicht Shopping Centre - 0.67km
- Aristea Primary School - 3.5km
- Geziggies Pre-Primary - 0.96km
- Skulpadland Creche - 1.09km



### Investment Analysis | 100% Financing

Type	Unit m <sup>2</sup>	Bedrooms	Bathrooms	Purchase price per unit	Current rental income per month	RVR	Monthly bond repayments @ prime over 30 years	Monthly shortfall	Break even Year	Total invested up to break even year	Total worth after break even year @ 8% capital growth
A	59	2	2	R550,000	R3,800	0.69	R4,425.42	R1,630.42	7	R72,583.50	R942,603.35
B	70	3	2	R630,000	R4,500	0.71	R5,069.12	R1,794.12	7	R76,674.81	R1,079,709.29

### Investment Analysis | 90% Financing

Type	Unit m <sup>2</sup>	Bedrooms	Bathrooms	Purchase price per Unit	Current rental income per month	RVR	Monthly bond repayments @ prime over 30 years	Monthly shortfall	Break even year	Total invested up to break even year	Total worth after break even year @ 8% capital growth
A	59	2	2	R550,000	R3,800	0.69	R3,982.88	R1,187.88	6	R97,207.12	R872,780.88
B	70	3	2	R630,000	R4,500	0.71	R4,562.21	R1,287.21	6	R106,175.20	R999,730.82

Included in analysis: Levy (Type A:R430 , Type B:R500 ), Rates & Taxes (Type A:R195, Type B:R275) and 10% Rental agent management fee

#### Refer & Earn

For more in-depth information, please visit our website.

Platinum Referral Commission  
**R1 000**

Gold Referral Commission  
**R500**