



IGROW WEALTH INVESTMENTS

YOUR JOURNEY TO FINANCIAL INDEPENDENCE

Postal Address: PO Box 1514,
Durbanville,
7551,

Tel: (021) 979 2501
Fax: (021) 979 2505

Physical Address: 7B World House, Loerie Park,
Paul Kruger Street,
Durbanville, 7550,
Cape Town

Email: admin@igrow.co.za
Website: www.igrow.co.za

Viking Villas | Kraaifontein, Cape Town

Be sure not to miss out on this investment opportunity!

Viking Villas is a new residential development situated in the rapidly expanding North-east growth corridor of Cape Town. Whether you are buying a primary residence or as an investor, Viking Villas will be an estate you will be proud to be part of!

1 BEDROOM UNITS SELLING FROM R325 000 - expected rental income R2 800 per month
2 BEDROOM UNITS SELLING FROM R415 000 - expected rental income R3 800 per month



Development Name

Viking Villas

Property Details

- 2 Bedroom, 1 Bathroom, 47m²-49m²
- 1 Bedroom, 1 Bathroom, 35m²
- Total number of units - 250
- Phase 1: 76 units
- Expected registration: Middle 2012
- Purchase directly from developer

Address

Cnr of Mostert and Darwin Street,
Kraaifontein,
Cape Town

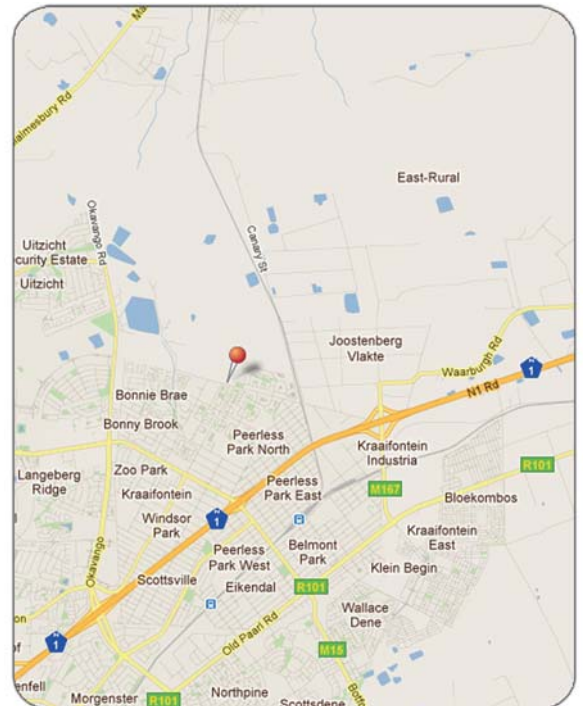
Features

- 24hour security
- Intercom connects unit to entrance gate
- Electrified perimeter walls
- 5 minute drive from Cape Gate
- DSTV ready (excluding decoder)
- Landscaped open spaces
- Parking bays
- Cupboards in kitchen
- Oven and hob included
- Built in cupboards in bedrooms
- All floor areas to be tiled
- Pre-paid electricity

R2 000 securing deposit

Transaction Costs Included

- Transfer fees



Sales Enquiries

Office (021) 979 2501 or Fax (021) 979 2505
Anél Mostert 072 602 4400 | anel@igrow.co.za



IGROW WEALTH INVESTMENTS

YOUR JOURNEY TO FINANCIAL INDEPENDENCE

Postal Address: PO Box 1514, Durbanville, 7551,

Tel: (021) 979 2501
Fax: (021) 979 2505

Physical Address: 7B World House, Loerie Park, Paul Kruger Street, Durbanville, 7550, Cape Town

Email: admin@igrow.co.za
Website: www.igrow.co.za

Viking Villas | Kraaifontein, Cape Town

- Cape Gate Shopping Centre - 3 km
- N1 Highway - 3 km
- Cape Gate Medi-Clinic - 3 km
- Aristeia Primary School - 1.58 km
- Simonsberg Primary School - 2.1 km
- SAPS Kraaifontein - 3.13 km
- Monument Park Secondary School - 1.2 km



Investment Analysis | 100% Financing

Description	Unit m ² including balcony or patio	Floor	Purchase price per unit	Expected Rental Income	RVR	Monthly bond repayments @ prime over 30 years	Monthly shortfall	Break even Year	Total invested up to break even year	Total Worth at Break-even year calculated @ 8% capital growth per annum
2bed, 1 bath	49	Ground	R455,000	R3,800	0.84	R3,661.03	R841.03	5	R23,242.75	R668,544.27
2bed, 1 bath	47	Ground	R445,000	R3,800	0.85	R3,580.57	R760.57	5	R19,380.56	R653,850.99
2bed, 1 bath	49	1st	R440,000	R3,800	0.86	R3,540.34	R720.34	4	R17,594.05	R598,615.14
2bed, 1 bath	47	1st	R430,000	R3,800	0.88	R3,459.88	R639.88	4	R14,697.41	R585,010.25
2bed, 1 bath	47	2nd	R415,000	R3,800	0.92	R3,339.18	R519.18	4	R10,352.44	R564,602.92
1bed, 1 bath	35	Ground	R340,000	R2,800	0.82	R2,735.72	R815.72	6	R28,976.53	R539,537.27
1bed, 1 bath	35	1st	R325,000	R2,800	0.86	R2,615.02	R695.02	5	R21,734.92	R477,531.62

Investment Analysis | 90% Financing

Description	Unit m ² including balcony or patio	Floor	Purchase price per unit	Expected Rental Income	RVR	Monthly bond repayments @ prime over 30 years	Monthly shortfall	Break even Year	Total invested up to break even year	Total Worth at Break-even year calculated @ 8% capital growth per annum
2bed, 1 bath	49	Ground	R455,000	R3,800	0.84	R3,294.93	R474.93	3	R54,259.29	R573,168.96
2bed, 1 bath	47	Ground	R445,000	R3,800	0.85	R3,222.51	R402.51	3	R51,453.13	R560,571.84
2bed, 1 bath	49	1st	R440,000	R3,800	0.86	R3,186.31	R366.31	3	R50,084.13	R554,273.28
2bed, 1 bath	47	1st	R430,000	R3,800	0.88	R3,113.89	R293.89	3	R47,346.15	R541,676.16
2bed, 1 bath	47	2nd	R415,000	R3,800	0.92	R3,005.27	R185.27	2	R43,723.19	R484,056.00
1bed, 1 bath	35	Ground	R340,000	R2,800	0.82	R2,462.15	R542.15	5	R48,362.15	R499,571.55
1bed, 1 bath	35	1st	R325,000	R2,800	0.86	R2,353.52	R433.52	4	R42,429.71	R442,158.91

Additional monthly expenses included in above calculations: Levy R450, Rates & Taxes R150, 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