



IGROW WEALTH
INVESTMENTS

YOUR JOURNEY TO FINANCIAL INDEPENDENCE

COMPANY PROFILE

WWW.IGROW.CO.ZA



OVERVIEW

IGrow Wealth Investments is a South African based Property Investment Group of companies that helps people to retire financially free. IGrow provides an holistic turnkey solution to residential, industrial and commercial property investors, developers, franchise groups and retail companies. IGrow facilitates the acquisition of rezoned land and economically viable real estate transactions, nationally and in Africa. IGrow has one of the largest network portfolio with Estate Agents in South Africa and facilitate training sessions to them all over South Africa.



PRODUCTS AND SERVICES

The IGrow group offer monthly on-going Educational Seminars for the private sector, investors, estate agents, retail and developers covering topics such as:

- Property Investment;
- Trusts and Tax;
- Distressed Property Investment;
- Seminars for financial planners, estate agents and accountants;
- Auctions;
- Developments, Commercial & Industrial, Hotels, Golf Estates, Game farms etc.



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THE IGROW GROUP COMPANY STRUCTURE

IGROW WEALTH INVESTMENTS

PROPERTY INVESTMENT DIVISION THAT PROVIDE:

- Sales of single residential properties;
- Mortgage finance service with our IGrow Wealth Investments Bond department;
- Property Management;
- Property Auctions;
- Assistance with rentals and property management for developers and investors;
- GAP & RDP housing developments;
- Affordable housing developments.

INTERESTING TO KNOW:

- We assist a developer all the way and can provide a whole team as a package to start off a new development, such as: engineer, architect, land surveyors, town planners and construction companies;
- We can assist with the interior design of a project, such as hotels, guesthouses, lodges etc.
- We source properties for franchise groups all over the African continent . We source for rental space, vacant or buildings or to come in as anchor tenants in malls.
- We can help finding franchisees for your group;
- We have a database of developers available that wish to partner with investors to build commercial projects on demand (Joint venture);
- We focus on listing properties with zoning in place before presented to developers. In some cases we have un zoned farmland for future development;
- We have a buyers mandate from foreign investor/s to source properties on their behalf in South Africa (valued over R10 billion rand);



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IGROW WEALTH MANAGEMENT

Authorized and Registered Financial Services Provider: FSB number: 27534. We aim to provide tailor-made financial solutions for each of our clients in order to help them firstly to "create" wealth and ultimately to manage and "protect" their wealth. Our Trust company Trust Focus ensures that whatever structure or solution we put in place is both tax and cost efficient for our clients and their businesses.

FINANCIAL SERVICES RENDERED:

- Property Investment Solutions
- Investment Management
- Estate Planning
- Retirement Planning
- Risk Planning / Life Insurance
- Business Risk Solutions
- Medical Aid
- Product providers
- Wills and Trusts
- Short-Term Insurance

IGROW WEALTH INVESTMENTS

BANKING PARTNERS



Today, tomorrow, together.



How can we help you?



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OUR MISSION

To help people to become financially independent through Property Investments.

OUR VISION

To become the leading Property Investment Company in South Africa and Africa by helping the highest number of ordinary people to retire financially free.



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THE IGROW SEMINARS

We have 3 different seminars we present monthly; Property Investment & Trust Seminar, Trust & Tax Seminar and also Distressed Property Investment Seminars. The seminars get presented by a team of leading specialists who would like to help people become financially independent through Property Investment.

THE TOPICS OF THE PROPERTY INVESTMENT & TRUST SEMINAR INCLUDE:

- Why Property?
- Basic rules for investing in Property
- Refinancing and Gearing
- Which properties do I buy?
- Building a property portfolio
- Dedicated property investment software
- Structured finance - 100 % bonds
- Properties below market value
- How to protect your property investments
- Trust Structure
- Trust Benefits
- How to take advantage of donations tax, capital gain tax and other tax incentives
- How to avoid property taxation
- How to structure your risk assurance correctly
- Benefits of a correctly structured risk assurance portfolio
- Selecting a letting agent
- Deposits and Inspections
- General tips for letting your property



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THE IGROW SEMINARS

HOW MANY TRUSTS DO I REALLY NEED?

- What can I expect from my independent trustee?
- Should I be a beneficiary of my own trust?
- Can I change trustees?
- Can I change beneficiaries?
- Should one trust be a beneficiary of another?
- Why is proper administration of a trust so critical?
- Are annual donations a proposition?
- How do I transfer assets to my trust?
- Do rental trusts work?
- Does it pay to put a life policy in a trust?
- What are the tax implications?
- Should my primary residence be in a trust?
- Which assets should I never put in a trust?
- How do I free up cash and improve affordability for bonds?
- Should my trust own companies or CC's?
- Which trusts will flop as estate planning tools?
- Why and how your trust can live forever?
- What about offshore trusts?
- Is the Trust a Taxpayer (Income Tax, Vat, PAYE)
- How does income tax work in a trust?
- When does Capital Gains Tax apply?
- How to minimize Capital Gains Tax?
- Why your property trust should not register for VAT?
- Why the wealthy put trusts in place before they became wealthy?

THE TOPICS OF THE DISTRESSED PROPERTY INVESTMENT SEMINAR

- The property market
- What is a real bargain?
- Why sheriff auctions?
- Real examples
- How does it work?
- What Now?

You can book a seat at our seminar online at www.igrow.co.za



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FRANS FOUCHÉ (Non-executive Chairman)

frans.fouche@execumove.co.za

A entrepreneur and visionary and the founder of multiple businesses in South-Africa. He invests in property and understands the fundamentals of gearing, financing and investing.

He is the Founder and President of Execu-move and has 37 years of management experience in every sphere of the removal industry. As past President of the Professional Movers Association (PMA) and past President of the South African International Movers Association (SAIMA), Frans brings a wealth of experience to the investor's industry.



JACQUES FOUCHÉ (C.E.O)

jacques@igrow.co.za

An entrepreneur and businessman who is passionate about the property industry.

He is the founder of the IGrow Wealth Investment group of companies. He developed and customized the IGrow residential property investment software that is used by thousands of investors all over South Africa.

He is innovating, inspirational and out of the box thinking and is taking the IGrow group with his team of highly qualified experts straight to the top.



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IGMAR POTGIETER (Trust Attorney)

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Igmar Potgieter specialize in Trust Education, Trust Law, Trust and Business Structures, Trust Administration, Estate and Tax Planning and heading Trust Focus as a partner of this dynamic and life changing company.



ANÉL MOSTERT
(General Manager)

anel@igrow.co.za

Joining the IGROW Group in 2006, she brings a wealth of knowledge and expertise to the negotiation table when sourcing new residential developments to launch for selling in the open market across South Africa. She runs a vibrant, energetic and ever graving sales team while successfully facilitating sales and cementing long-term relationships with our investors.



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FRANS LABUSCHAGNE
(Senior Wealth Planner)

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Frans joined Premier in February 2007 after gaining invaluable experience in the assurance and investment field. After joining one of South Africa's blue chip investment companies in 1994, he was almost immediately promoted to management in the Southern Cape office of the company. In 1997 he was again promoted to Manager of the vast Bellville region where his core responsibilities included the implementation of marketing strategies and servicing levels to the company's sales force of approximately 150 brokers. Appointed as a Senior Wealth Planner with IGrow Wealth Management, clients can draw from his vast experience in the financial services industry, with his focus being Personal Lines, Business Assurance and Investments.



LOUIS KOEN
(Bond Originator)

louis@igrow.co.za

Louis started with property financing in 2001 when he joined Saambou Bank. He specializes in putting together a strategy for clients which will enable them to buy a portfolio of properties. He keeps in close contact with the banks to stay informed on their products and criteria and that he can advise his clients on new bonds, 2nd bonds, interest rates and trends in the property financing field. He works with investors of properties.



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ELNA STEYN
(Head of Seminar Department)

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She is our Events Co-ordinator and it is her passion to strive for excellent personal service to our clients by making sure that all our seminars, training and events are organized properly. We strive to create wealth with knowledge and education to our clients. She has driven an excellent and loyal seminar team and Mariaan Olivier operating as her right hand adding valuable organizing abilities that ensure our seminars have a five star rating success.



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THE IGROW GROUP COMPANY DETAILS

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REG NO.: 2006/074176/23
VAT NO.: 4760231573

THE IGROW GROUP ARE PROUD TO BELONG TO THE FOLLOWING INDUSTRY REGULATORY GOVERNING BODIES IN SOUTH AFRICA.



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