

INVESTMENT BENEFITS

- **A conscientious investment** for those looking to **live** in an **urban oasis** or **expand** their **property portfolio**.
- **Peace of mind** that this is an **asset designed** to **attract positive tenant appeal** and **capital growth**.
- This **unique lifestyle development** is in **response** to a **high demand in the area** for **accommodation**, by **students** and **corporate professionals**.

The investment opportunity is **further enhanced** by the following tax and rates incentives:



Corridors of Freedom

The development is within the demarcated area identified as the Corridors of Freedom and will qualify buyers to a reduction or holiday period on Property Rates



Urban renewal tax incentive

The Exchange will form part of the UDZ (Urban Development Zone) and will qualify for the Urban Renewal Tax Initiative which in principle allows purchasers to write off or claim 30% of the purchase price against taxable income over a 5 year period.

THE EXCHANGE - LOFT APARTMENTS & STUDIOS ANTICIPATED RETURNS		
UNIT TYPE	PURCHASE PRICE	EST. RENTAL
studio from	R 695 000	± R6 000 p/m
1 bedroom from	R 985 000	± R7 500 p/m
2 bedroom from	R1 360 000	± R9 500 p/m