

newinbosch

NEIGHBOURHOOD ESTATE

INVESTOR INFORMATION



WHY INVEST IN NEWWINBOSCH

5 YEAR
NHBRC
WARRANTY
AND VARIOUS
COST-SAVING
BENEFITS

RENTAL INCOME
RANGING FROM
R17,400 PM TO
R39,600 PM

GROSS ROI OF UP TO
10.4%

**PROPERTY
VALUE**
WILL INCREASE
EVERY TIME A NEW PHASE IS ADDED
AND LAUNCHED AT HIGHER PRICES

EDGE
CERTIFICATION
REDUCES BOND COSTS
AND HOMEOWNERS WILL ALSO
SAVE UP TO
40%
ON ENERGY AND WATER BILLS

HIGH RENTAL DEMAND
IN STELLENBOSCH
SURPASSING YEARLY GROWTH RATES
EXCEEDING CPIX

OVER **R618M**
IN SALES AND OVER
350 PROPERTIES
SOLD SINCE MAY 2023 LAUNCH



INVEST IN THE FUTURE

BUY DIRECTLY
from the developer

RENTAL MANAGEMENT
by Staylonger, the developer's in-house rental
management agency

TRANSFER FEES INCLUDED
(save up to R30,000)

NO TRANSFER DUTY

VAT INCLUDED

R10,000 RESERVATION DEPOSIT

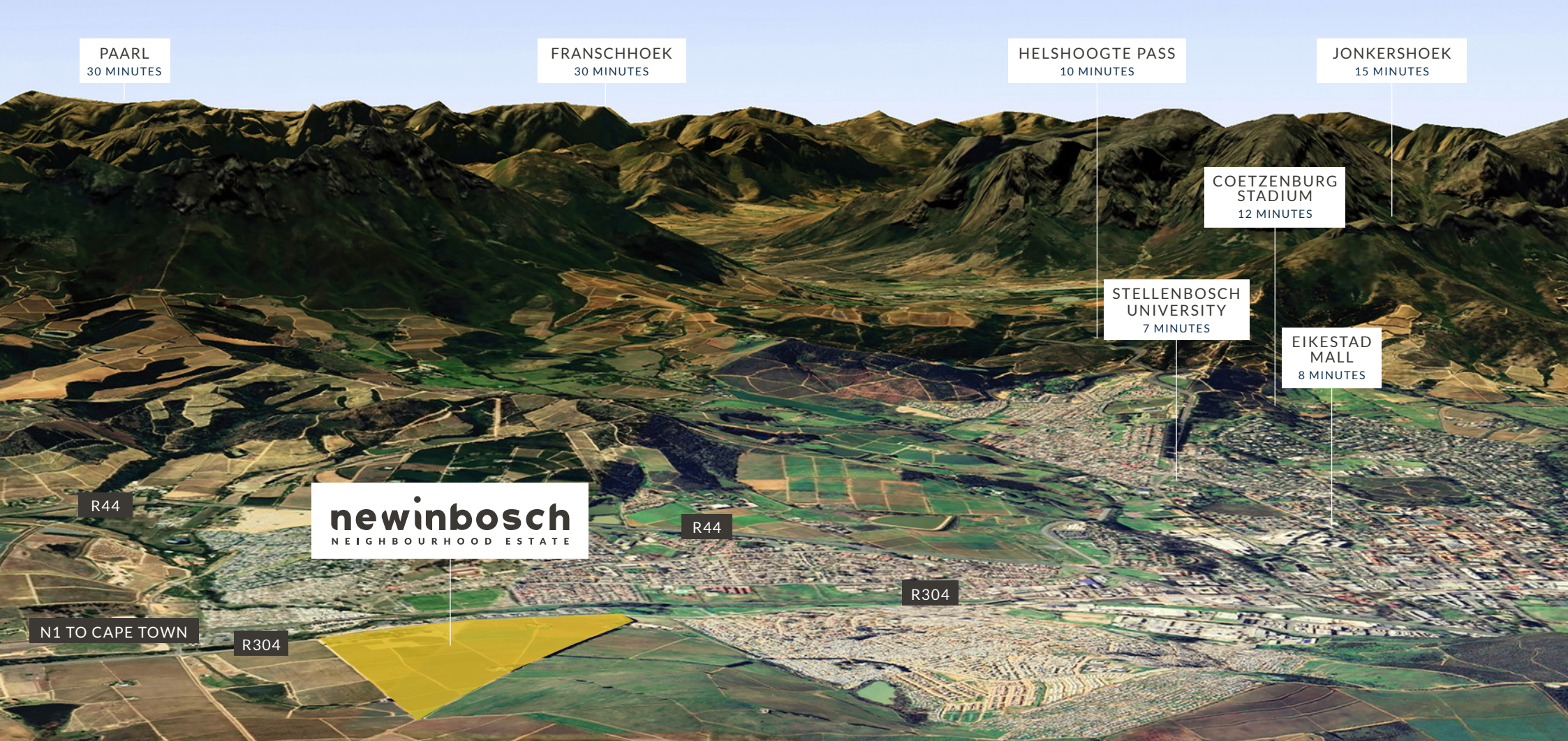


KEY

- 1 SECURITY GATE AND MAIN ENTRANCE
- 2 NEWINBOSCH SQUARE SHOPPING CENTRE
- 3 CEDARS CHURCH
- 4 PRIMARY AND HIGH SCHOOL
- 5 RETAIL
- 6 COWORKING SPACE
- 7 ADDITIONAL SECURITY GATE
- 8 GRAPPA SHED EATERY & EVENTS VENUE
- 9 PRET OP DIE PLAAS PRESCHOOL
- 10 URBAN FARM
- 11 AMPHITHEATRE
- 12 SKATE PARK
- 13 PICKLEBALL COURTS
- 14 MULTIPURPOSE COURTS
- 15 POOLS
- 16 WASTE FACILITY
- 17 NURSERY

INVEST IN WHOLESOME LIVING

NEWINBOSCH, LOCATED ONLY 3KM FROM STELLENBOSCH CENTRE, HAS BEEN PLANNED AROUND CONNECTION, HEALTH AND ACCESSIBILITY.



IDEALLY LOCATED

[VIEW ON GOOGLE](#)

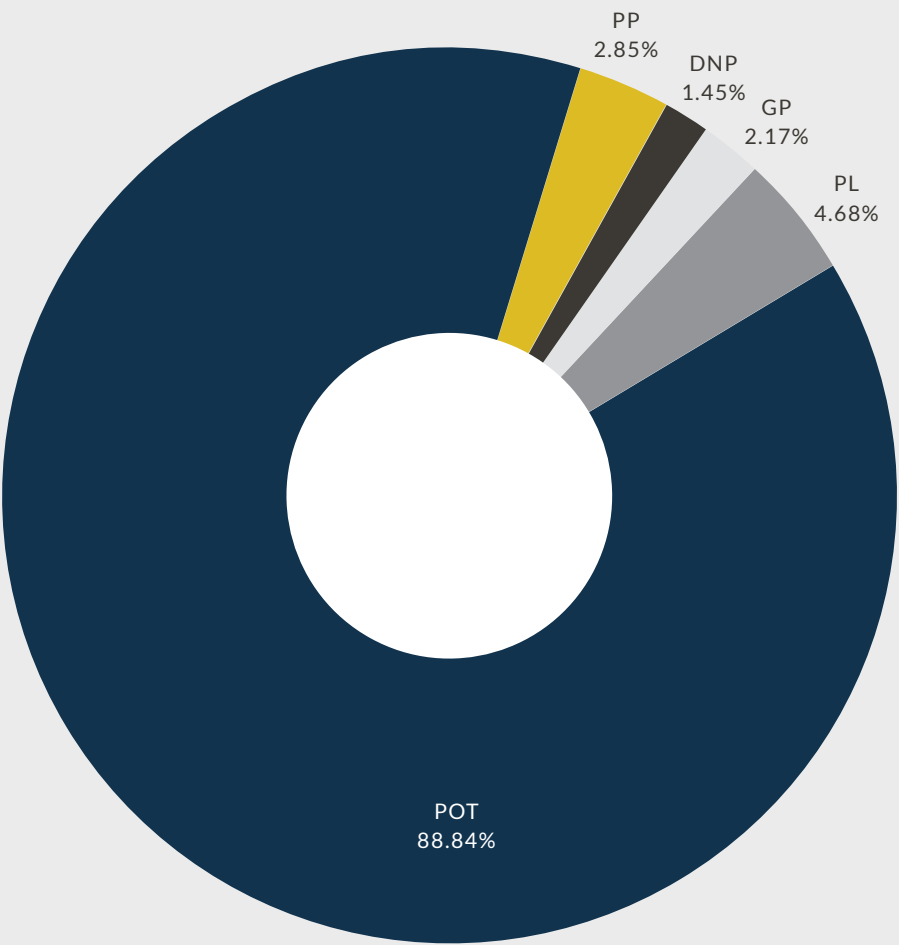
Situated just three kilometres from the heart of Stellenbosch, this prime location paired with affordability and exceptional amenities, offers you the opportunity to embrace secure living as part of a vibrant community.

TENANT PAYMENT PROFILES

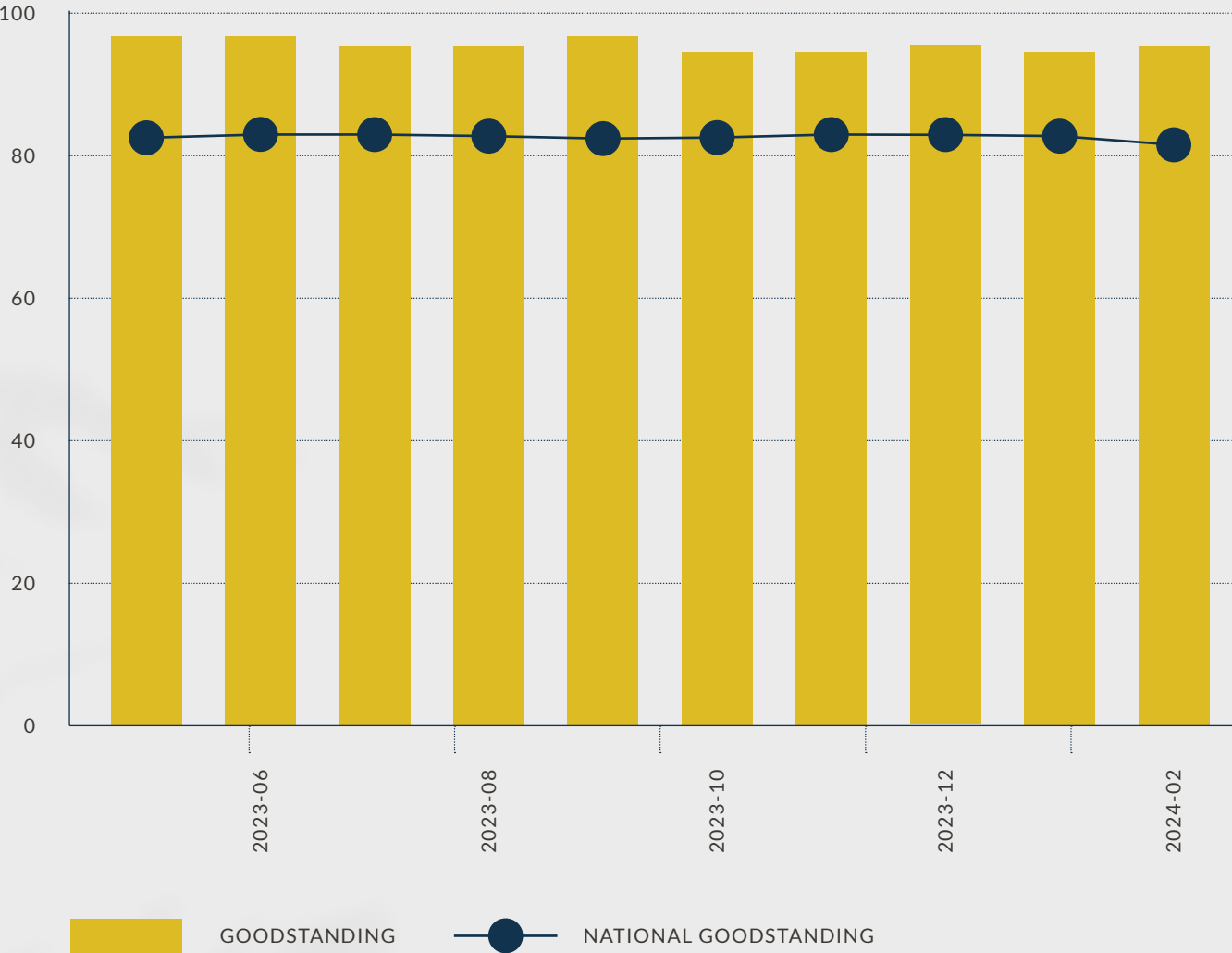
The payment trends of tenants who pay a monthly rental income.

| PAYMENT TREND DETAIL | CODE | PROVINCE | NATIONAL | STELLENBOSCH |
|---------------------------|------|----------|----------|--------------|
| PAID ON TIME (POT) | | 77.18% | 66.83% | 88.84% |
| GRACE PERIOD (GP) | | 2.84% | 4.40% | 2.17% |
| PAID LATE (PL) | | 8.36% | 11.49% | 4.68% |
| PARTIAL PAYMENT (PM) | | 7.71% | 10.67% | 2.85% |
| DID NOT PAY (DNP) | | 3.91% | 6.62% | 1.45% |
| GOOD STANDING (POT+GP+PL) | | 88.38% | 82.72% | 95.70% |

Market comparison: TPN (Tenant Profile Network) shows why Newinbosch is such a fantastic investment.



RENTAL MARKET



The Western Cape rental market has been in a strong position compared to other provinces. It is reported that in Q1 of 2024, The Western Cape showed rental growth of 4.3% year-on-year. This is above the national average of 3.8 % and the fifth highest in the country. Average rent in the Western Cape remains the highest in the country.

The high demand is reflected in the very low vacancy rate of of 2.3% in the first quarter of 2024, down from the 2.8 % in the fourth quarter of 2023. This is well below the national average of 7.9%.

Rental increases have yet to negatively impact on tenants' ability to make rental payment, with the good standing rate in the Western Cape standing at 88.38%, and Stellenbosch good standing tenants at 95.7%

PROJECTED INCOME

| PROJECTED RENTAL INCOME |  | PRICES |
|-------------------------|--|-----------------|
| HOMES | | |
| R27,100 - R39,600 | HOMESTEADS FROM 150m ² 2, 3 & 4 BEDROOMS SINGLE & DOUBLE STOREY | FROM R3,830,000 |
| R30,980 - R39,350 | COURTYARD HOMES WITH FLATLETS FROM 151m ² 3 & 4 BEDROOMS SINGLE AND DOUBLE STOREY | FROM R3,575,000 |
| R20,600 - R28,700 | COURTYARD HOMES FROM 116m ² 2 & 3 BEDROOMS SINGLE AND DOUBLE STOREY | FROM R2,905,000 |
| R17,400 - R21,200 | TOWNHOUSES FROM 111m ² 2 & 3 BEDROOMS DOUBLE STOREY | FROM R2,455,000 |

- Levies for freestanding homes from R1,350, with an estimated escalation to R1,460 for 2025
- Rates and taxes approximately R40 per R100,000 of the property value

Let’s show you how this comes together on the following pages.

THE FORECASTS SHOWN ARE DERIVED FROM MARKET OPINIONS SOURCED FROM TENANT PROFILE NETWORK. IT’S IMPORTANT TO NOTE THAT NEITHER THE SELLER NOR THE AGENT PROVIDES A WARRANTY OR GUARANTEE REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION AVAILABLE CONCERNING THESE FORECASTS.

PROJECTED INCOME

OPTION 1 | 100% FINANCING

| Floor OR Single/ Double Story | Type | Unit Type | Granny- flat | Garage | # Parking / Vehicles | Total Unit Size (Sellable areas) | Selling Prices (from) | 100% Finance over 20 Years at 11,25% Interest Rate; Deposit = 0% | Monthly Rental | Gross Yield | Gross Monthly Shortfall | Property Rates (estimate) | Levy | Agent Fee @11,5% (Inc VAT) | Nett Income | Nett Yield | Nett Monthly Short fall (Year 1) |
|-------------------------------------|---------|-----------|-----------------|--------|-------------------------|--|--------------------------|---|-------------------|-------------|-------------------------------|---------------------------------|--------|----------------------------------|-------------|------------|--|
| Double | T2 | 2B1b | | 1 | 2 | 111 | R2 455 000 | R25 759 | R17 400 | 8,51% | R (8 359) | R931 | R1 460 | R2 001 | R13 008 | 6,36% | R (12 751) |
| Double | T4 | 2B2b | | 1 | 2 | 128 | R2 756 000 | R28 917 | R19 500 | 8,49% | R (9 417) | R1 058 | R1 460 | R2 243 | R14 739 | 6,42% | R (14 178) |
| Double | T6 | 3B2b | | 1 | 2 | 155 | R2 986 000 | R31 331 | R21 200 | 8,52% | R (10 131) | R1 156 | R1 460 | R2 438 | R16 146 | 6,49% | R (15 184) |
| Single | CY-SS-1 | 2B2b | | 1 | 2 | 116 | R2 905 000 | R30 481 | R20 600 | 8,51% | R (9 881) | R1 121 | R1 460 | R2 369 | R15 650 | 6,46% | R (14 831) |
| Single | CY-SS-2 | 2B2b | | 2 | 4 | 146 | R3 273 000 | R34 342 | R23 200 | 8,51% | R (11 142) | R1 277 | R1 460 | R2 668 | R17 795 | 6,52% | R (16 547) |
| Single | CY-SS-3 | 2B2b | Yes | 1 | 3 | 151 | R3 575 000 | R37 511 | R30 980 | 10,40% | R (6 531) | R1 404 | R1 460 | R3 563 | R24 553 | 8,24% | R (12 958) |
| Double | CY-DS-1 | 2B2b | | 1 | 3 | 160 | R3 874 000 | R40 648 | R27 400 | 8,49% | R (13 248) | R1 531 | R1 460 | R3 151 | R21 258 | 6,58% | R (19 390) |
| Double | CY-DS-2 | 3B2b | | 2 | 4 | 183 | R4 048 000 | R42 474 | R28 700 | 8,51% | R (13 774) | R1 604 | R1 460 | R3 301 | R22 335 | 6,62% | R (20 138) |
| Double | CY-DS-3 | 3B2b | Yes | 1 | 3 | 195 | R4 540 000 | R47 636 | R39 350 | 10,40% | R (8 286) | R1 812 | R1 460 | R4 525 | R31 553 | 8,34% | R (16 083) |
| Single | H1 | 2B2b | | 1 | 2 | 150 | R3 830 000 | R40 187 | R27 100 | 8,49% | R (13 087) | R1 512 | R1 460 | R3 117 | R21 012 | 6,58% | R (19 175) |
| Single | H2 | 3B2b | | 1 | 2 | 170 | R3 980 000 | R41 760 | R28 200 | 8,50% | R (13 560) | R1 575 | R1 460 | R3 243 | R21 922 | 6,61% | R (19 839) |
| Double | H3 | 3B2b | | 2 | 4 | 200 | R4 600 000 | R48 266 | R32 600 | 8,50% | R (15 666) | R1 837 | R1 460 | R3 749 | R25 554 | 6,67% | R (22 712) |
| Double | H4 | 3B3.5b | | 2 | 4 | 221 | R5 090 000 | R53 407 | R36 100 | 8,51% | R (17 307) | R2 044 | R1 460 | R4 152 | R28 444 | 6,71% | R (24 963) |
| Double | H5 | 3B2.5b | | 2 | 4 | 226 | R5 190 000 | R54 456 | R36 800 | 8,51% | R (17 656) | R2 086 | R1 460 | R4 232 | R29 022 | 6,71% | R (25 435) |
| Double | H6 | 3B3b | | 2 | 4 | 219 | R4 890 000 | R51 309 | R34 600 | 8,49% | R (16 709) | R1 960 | R1 460 | R3 979 | R27 201 | 6,68% | R (24 107) |
| Double | H7 | 4B3.5b | | 2 | 4 | 258 | R5 590 000 | R58 653 | R39 600 | 8,50% | R (19 053) | R2 255 | R1 460 | R4 554 | R31 331 | 6,73% | R (27 323) |

PROJECTED INCOME

OPTION 2 | 90% FINANCING

| Floor OR Single/ Double Story | Type | Unit Type | Granny- flat | Garage | # Parking / Vehicles | Total Unit Size (Sellable areas) | Selling Prices (from) | 90% Finance over 20 Years at 11,25% Interest Rate; Deposit = 10% | Monthly Rental | Gross Yield | Gross Monthly Shortfall | Property Rates (estimate) | Levy | Agent Fee @11,5% (Inc VAT) | Nett Income | Nett Yield |
|-------------------------------------|---------|-----------|-----------------|--------|-------------------------|--|--------------------------|---|-------------------|-------------|-------------------------------|---------------------------------|--------|----------------------------------|-------------|------------|
| Double | T2 | 2B1b | | 1 | 2 | 108 | R2 455 000 | R23 183,31 | R17 400 | 8,51% | R (5 783) | R931 | R1 460 | R2 001 | R13 008 | 6,36% |
| Double | T4 | 2B2b | | 1 | 2 | 130 | R2 756 000 | R26 025,75 | R19 500 | 8,49% | R (6 526) | R1 058 | R1 460 | R2 243 | R14 739 | 6,42% |
| Double | T6 | 3B2b | | 1 | 2 | 155 | R2 986 000 | R28 197,71 | R21 200 | 8,52% | R (6 998) | R1 156 | R1 460 | R2 438 | R16 146 | 6,49% |
| Single | CY-SS-1 | 2B2b | | 1 | 2 | 116 | R2 905 000 | R27 432,80 | R20 600 | 8,51% | R (6 833) | R1 121 | R1 460 | R2 369 | R15 650 | 6,46% |
| Single | CY-SS-2 | 2B2b | | 2 | 4 | 151 | R3 273 000 | R30 907,93 | R23 200 | 8,51% | R (7 708) | R1 277 | R1 460 | R2 668 | R17 795 | 6,52% |
| Single | CY-SS-3 | 2B2b | Yes | 1 | 3 | 138 | R3 575 000 | R33 759,81 | R30 980 | 10,40% | R (2 780) | R1 404 | R1 460 | R3 563 | R24 553 | 8,24% |
| Double | CY-DS-1 | 2B2b | | 1 | 3 | 175 | R3 874 000 | R36 583,36 | R27 400 | 8,49% | R (9 183) | R1 531 | R1 460 | R3 151 | R21 258 | 6,58% |
| Double | CY-DS-2 | 3B2b | | 2 | 4 | 165 | R4 048 000 | R38 226,50 | R28 700 | 8,51% | R (9 526) | R1 604 | R1 460 | R3 301 | R22 335 | 6,62% |
| Double | CY-DS-3 | 3B2b | Yes | 1 | 3 | 200 | R4 540 000 | R42 872,60 | R39 350 | 10,40% | R (3 523) | R1 812 | R1 460 | R4 525 | R31 553 | 8,34% |
| Single | H1 | 2B2b | | 1 | 2 | 150 | R3 830 000 | R36 167,85 | R27 100 | 8,49% | R (9 068) | R1 512 | R1 460 | R3 117 | R21 012 | 6,58% |
| Single | H2 | 3B2b | | 1 | 2 | 169 | R3 980 000 | R37 584,35 | R28 200 | 8,50% | R (9 384) | R1 575 | R1 460 | R3 243 | R21 922 | 6,61% |
| Double | H3 | 3B2b | | 2 | 4 | 166 | R4 600 000 | R43 439,20 | R32 600 | 8,50% | R (10 839) | R1 837 | R1 460 | R3 749 | R25 554 | 6,67% |
| Double | H4 | 3B3.5b | | 2 | 4 | 177 | R5 090 000 | R48 066,42 | R36 100 | 8,51% | R (11 966) | R2 044 | R1 460 | R4 152 | R28 444 | 6,71% |
| Double | H5 | 3B2.5b | | 2 | 4 | 206 | R5 190 000 | R49 010,75 | R36 800 | 8,51% | R (12 211) | R2 086 | R1 460 | R4 232 | R29 022 | 6,71% |
| Double | H6 | 3B3b | | 2 | 4 | 219 | R4 890 000 | R46 177,76 | R34 600 | 8,49% | R (11 578) | R1 960 | R1 460 | R3 979 | R27 201 | 6,68% |
| Double | H7 | 4B3.5b | | 2 | 4 | 255 | R5 590 000 | R52 788,07 | R39 600 | 8,50% | R (13 188) | R2 255 | R1 460 | R4 554 | R31 331 | 6,73% |

PROJECTED INCOME

OPTION 3 | 80% FINANCING

| Floor OR Single/ Double Story | Type | Unit Type | Granny- flat | Garage | # Parking / Vehicles | Total Unit Size (Sellable areas) | Selling Prices (from) | 80% Finance over 20 Years at 11,25% Interest Rate; Deposit = 20% | Monthly Rental | Gross Yield | Gross Monthly Shortfall | Property Rates (estimate) | Levy | Agent Fee @11,5% (Inc VAT) | Nett Income | Nett Yield | Nett Monthly Short fall (Year 1) |
|-------------------------------------|---------|-----------|-----------------|--------|-------------------------|--|--------------------------|---|-------------------|-------------|-------------------------------|---------------------------------|--------|----------------------------------|-------------|------------|--|
| Double | T2 | 2B1b | | 1 | 2 | 108 | R2 455 000 | R20 607,39 | R17 400 | 8,51% | R (3 207) | R931 | R1 460 | R2 001 | R13 008 | 6,36% | R (7 600) |
| Double | T4 | 2B2b | | 1 | 2 | 130 | R2 756 000 | R23 134,00 | R19 500 | 8,49% | R (3 634) | R1 058 | R1 460 | R2 243 | R14 739 | 6,42% | R (8 395) |
| Double | T6 | 3B2b | | 1 | 2 | 155 | R2 986 000 | R25 064,63 | R21 200 | 8,52% | R (3 865) | R1 156 | R1 460 | R2 438 | R16 146 | 6,49% | R (8 918) |
| Single | CY-SS-1 | 2B2b | | 1 | 2 | 116 | R2 905 000 | R24 384,71 | R20 600 | 8,51% | R (3 785) | R1 121 | R1 460 | R2 369 | R15 650 | 6,46% | R (8 735) |
| Single | CY-SS-2 | 2B2b | | 2 | 4 | 151 | R3 273 000 | R27 473,72 | R23 200 | 8,51% | R (4 274) | R1 277 | R1 460 | R2 668 | R17 795 | 6,52% | R (9 678) |
| Single | CY-SS-3 | 2B2b | Yes | 1 | 3 | 138 | R3 575 000 | R30 008,72 | R30 980 | 10,40% | R 971 | R1 404 | R1 460 | R3 563 | R24 553 | 8,24% | R (5 456) |
| Double | CY-DS-1 | 2B2b | | 1 | 3 | 175 | R3 874 000 | R32 518,54 | R27 400 | 8,49% | R (5 119) | R1 531 | R1 460 | R3 151 | R21 258 | 6,58% | R (11 260) |
| Double | CY-DS-2 | 3B2b | | 2 | 4 | 165 | R4 048 000 | R33 979,11 | R28 700 | 8,51% | R (5 279) | R1 604 | R1 460 | R3 301 | R22 335 | 6,62% | R (11 644) |
| Double | CY-DS-3 | 3B2b | Yes | 1 | 3 | 200 | R4 540 000 | R38 108,98 | R39 350 | 10,40% | R 1 241 | R1 812 | R1 460 | R4 525 | R31 553 | 8,34% | R (6 556) |
| Single | H1 | 2B2b | | 1 | 2 | 150 | R3 830 000 | R32 149,20 | R27 100 | 8,49% | R (5 049) | R1 512 | R1 460 | R3 117 | R21 012 | 6,58% | R (11 138) |
| Single | H2 | 3B2b | | 1 | 2 | 169 | R3 980 000 | R33 408,31 | R28 200 | 8,50% | R (5 208) | R1 575 | R1 460 | R3 243 | R21 922 | 6,61% | R (11 487) |
| Double | H3 | 3B2b | | 2 | 4 | 166 | R4 600 000 | R38 612,62 | R32 600 | 8,50% | R (6 013) | R1 837 | R1 460 | R3 749 | R25 554 | 6,67% | R (13 059) |
| Double | H4 | 3B3.5b | | 2 | 4 | 177 | R5 090 000 | R42 725,70 | R36 100 | 8,51% | R (6 626) | R2 044 | R1 460 | R4 152 | R28 444 | 6,71% | R (14 281) |
| Double | H5 | 3B2.5b | | 2 | 4 | 206 | R5 190 000 | R43 565,11 | R36 800 | 8,51% | R (6 765) | R2 086 | R1 460 | R4 232 | R29 022 | 6,71% | R (14 543) |
| Double | H6 | 3B3b | | 2 | 4 | 219 | R4 890 000 | R41 046,90 | R34 600 | 8,49% | R (6 447) | R1 960 | R1 460 | R3 979 | R27 201 | 6,68% | R (13 846) |
| Double | H7 | 4B3.5b | | 2 | 4 | 255 | R5 590 000 | R46 922,73 | R39 600 | 8,50% | R (7 323) | R2 255 | R1 460 | R4 554 | R31 331 | 6,73% | R (15 592) |

NEWINBOSCH DISCLAIMER

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MEET STAYLONGER

Make an **effortless investment choice** with confidence by acquiring a home in Newinbosch, supported by our **seasoned in-house rental agency**, Staylonger, offering a **seamless rental management solution**.

- Rental agent fee at 11,5% (VAT incl)
- Expert in-house rental agents and managers
- Unmatched market expertise
- Tenant acquisition, vetting and placement
- Hassle-free rental collection services
- Thorough ingoing and outgoing inspection services
- Access to reliable maintenance services

Enjoy peace of mind as we take charge of the complexities, ensuring a stress-free and profitable rental experience for you.

STAYLONGER

MEET STAYLONGER

At Staylonger, it's beyond rentals; it's about lasting relationships. We're your trusted partner, ensuring the best returns and peace of mind for your investment.

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PPRA REGISTRATION NUMBER: F140823

FIDELITY FUND CERTIFICATE: 1194143

ABOUT STAYLONGER

STAYLONGER



INVESTMENT MADE EASY WITH STAYLONGER

Becoming a homeowner in the sought-after Western Cape



CONTACT AN AGENT

newinbosch

N E I G H B O U R H O O D E S T A T E



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