

La Cascade Investors Dream

Affordable

Units sell from **R 1395 000.00**

Totally Exclusive

La Cascade is designed for exclusivity. On land big enough to house 100 units, the developer opted for only 40. This makes the development far more manageable and basically guarantees top market rental returns due to limited stock.

Upmarket Design

La Cascade is designed in such a way that units and blocks are not crowded. 2 bed, 2 baths, 4 upmarket units of 76m² each contained in 1 block. There are 10 blocks of 4 units in the development and every unit will have an awesome view. Each unit comes with two parking's, fibre internet, pre-paid electricity and fantastic finishes.

Very Secure

La Cascade is surrounded by state of the art, virtually impenetrable Clearview electric fence. Access to the estate will be through security gates and guard house. Additional 24-hour surveillance cameras throughout the estate.

Aesthetically Pleasing

Grounds will be landscaped, and the development will have communal braai and picnic facilities with plenty of space for kids to safely play.

Value for Money

As an investor, you will naturally want a great return on your investment. You will have a full back up service where you don't have to lift a finger. With your permission, tenants will be sought and managed for you by our rental professionals and Management Company.

Why invest in La Cascade / off plan

Conservative:

	<u>Price</u>	<u>Capital Growth</u>	<u>Rental Growth (8%)</u>
<u>Pre-Completion</u>	R1 395 000	5%	
1 st Year	R 1 464 750	5%	R 13,500
2 ND Year	R 1 537 987	5%	R 14,580
3 rd Year	R 1 614 887	5%	R 15,746
4 th Year	R 1 695 631	5%	R 17,006
5 th Year	R 1 780 412	5%	R18,366

Total Appreciation = R385 412

Total Rent = R950 376 collected in 5 years

Expected:

	<u>Price</u>	<u>Capital Growth</u>	<u>Rental (8%)</u>
<u>Pre-Completion</u>	R 1395 000		
1 st Year	R1 492 650	7%	R13,500
2 ND Year	R1 597 135	7%	R14,580
3 rd Year	R1 708 934	7%	R15,746
4 th Year	R1 828 560	7%	R17,006
5 th Year	R1 956 559	7%	R18,366

Total Appreciation = R561 559

Total Rent = R950 376 collected in 5 years

Additional Advantages to buying off plan, as opposed to 2nd Hand:

1. Enjoy Capital appreciation without paying any Bond Repayments while the unit is being built.
2. Brand new modern top of the line finishes.
3. Unlike 2nd hand houses which are sold voetstoots, off plan units are protected by the CPA plus have various guarantees from 2-5 years, along with NHBRC guarantees.