

# 10% RENTAL GUARANTEE

A 12-month rental guarantee on selected apartments at The Marlow on Mill, providing a defined rental return from the outset while investing in one of Cape Town's most exciting new developments.

CAPE TOWN

10% RENTAL GUARANTEE



## INVEST WITH CONFIDENCE

For a limited time, investors can secure a 12-month rental guarantee on selected apartments at The Marlow on Mill, providing a defined rental return from the outset while investing in one of Cape Town's most exciting new developments.

**10%**

GROSS RETURN\*

**±9.1%**

ESTIMATED NET

### KEY CONSIDERATIONS

- A 12-month rental guarantee is available on selected investment apartments for a limited time.
- The 10% gross return is calculated after property management and platform fees.
- Estimated rates and levies are deducted from the guaranteed gross income to calculate the estimated net income and net ROI.
- The rental guarantee is subject to the applicable terms, conditions and qualifying criteria.
- The guaranteed return is calculated at 10% of the total purchase price. To qualify for the rental guarantee, the apartment must be purchased with a furniture pack and air conditioning.
- The guaranteed annual gross income is paid in accordance with the applicable rental agreement and management arrangements.

## HOW THE GUARANTEE WORKS

The rental guarantee provides a 10% gross annual return on the total qualifying purchase price.

The guaranteed gross income is calculated after property management and platform fees.

Rates and levies remain payable by the owner.

## EXAMPLE CALCULATIONS

| UNIT 627                        | EXAMPLE    |
|---------------------------------|------------|
| Apartment:                      | R1,960,000 |
| Furniture pack:                 | R200,000   |
| Air-conditioning:               | R37,000    |
| Total Purchase Price            | R2,197,000 |
| Guaranteed Annual Gross Income: | R219,700   |
| Estimated Annual Rates:         | R11,460    |
| Estimated Annual Levies:        | R8,208     |
| Estimated Annual Net Income:    | R200,032   |
| Estimated Net ROI:              | 9.1%       |

| UNIT 512                        | EXAMPLE    |
|---------------------------------|------------|
| Apartment:                      | R2,220,000 |
| Furniture pack:                 | R200,000   |
| Air-conditioning:               | R37,000    |
| Total Purchase Price            | R2,457,000 |
| Guaranteed Annual Gross Income: | R245,700   |
| Estimated Annual Rates:         | R13,056    |
| Estimated Annual Levies:        | R8,820     |
| Estimated Annual Net Income:    | R223,824   |
| Estimated Net ROI:              | 9.1%       |

| UNIT 907                        | EXAMPLE    |
|---------------------------------|------------|
| Apartment:                      | R2,520,000 |
| Furniture pack:                 | R240,000   |
| Air-conditioning:               | R45,000    |
| Total Purchase Price            | R2,805,000 |
| Guaranteed Annual Gross Income: | R280,500   |
| Estimated Annual Rates:         | R14,904    |
| Estimated Annual Levies:        | R10,716    |
| Estimated Annual Net Income:    | R254,880   |
| Estimated Net ROI:              | 9.1%       |

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## IMPORTANT INFORMATION

The 10% gross rental return is available for 12 months on selected qualifying investment apartments and is subject to the applicable terms and conditions. Apartments must be purchased with the required furniture pack and air conditioning. Estimated net ROI of approximately 9.1% is based on the illustrated unit examples and estimated rates and levies. Rates and levies are estimates and may vary. The rental guarantee does not constitute a guarantee of capital appreciation or future rental income beyond the guaranteed period. Further terms and conditions apply.

### AT A GLANCE

|                   |                 |
|-------------------|-----------------|
| Guarantee period  | 12 months       |
| Gross return      | 10%             |
| Estimated net ROI | 9.1%            |
| Required          | Furniture & A/C |



THE  
**MARLOW**  
ON MILL

WWW.THEMARLOW.CO.ZA

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