



LIONPRIDE

LIFESTYLE ESTATE

Situated on Malibongwe Drive on the site of the old Lion Park near Lanseria Airport, this brand-new, mixed-use estate offers the best quality lifestyle with wide open spaces, beautiful landscaping, a jogging route, quality houses, a school and a shopping centre is also planned. This fully enclosed lifestyle estate will be the perfect place to invest for a better future for your family.



PROMOTIONAL OFFER

- Prices start from R1,2M (all costs included).
- Bond repayments of R8 000 pm (calculated at interest rate of 7% over 30 years).
- Projected rental income from R9 500
- Full-title, freestanding houses
- 24-hr security and patrolling guards



0% DEPOSIT



**ABOVE
10% GROSS
RENTAL RETURN**



**UP TO 100%
BOND FINANCE**



**FIBRE
TO THE HOME**



PRIVATE SCHOOL



SHOPPING MALL



**17 ha
PARKLAND AREA**

Ts and Cs apply to all promotional offers.

RETURN ON INVESTMENT

CONFIGURATION	Size m ²	Purchase Price	Gross Rental Income	Gross Rental Return (excl capital growth)	Monthly Levies	Estimated Rates and Taxes	Net Rental Income pm	Net Rental Return (excl capital growth)	Projected Capital Growth (at 8% p.a.)	Total Return on Investment (capital growth + net rental income p.a.)
3 Bed 2 Bath + 2 Carports (Simplex)	80	R 1 195 873	R 9 900	9,93%	R 900	R 490	R 8 510	8,5%	R 1 291 543	8% R 197 790 16,5%
3 Bed 2 Bath + 2 Carports (Simplex)	90	R 1 251 285	R 10 300	9,88%	R 900	R 505	R 8 895	8,5%	R 1 351 388	8% R 206 843 16,5%
3 Bed 2 Bath + 2 Carports (Simplex)	100	R 1 326 848	R 10 900	9,86%	R 900	R 535	R 9 465	8,6%	R 1 432 996	8% R 219 728 16,6%
3 Bed 2 Bath + 1 Garage + 1 Carport (Simplex)	103	R 1 333 900	R 10 500	9,45%	R 900	R 531	R 9 069	8,2%	R 1 440 612	8% R 215 540 16,2%
3 Bed 2,5 Bath + 2 Carports (Double Storey)	127	R 1 515 250	R 12 000	9,50%	R 900	R 625	R 10 475	8,3%	R 1 636 470	8% R 246 920 16,3%
3 Bed 2 Bath + 2 Garages (Simplex)	132	R 1 435 658	R 11 000	9,19%	R 900	R 550	R 9 550	8,0%	R 1 550 511	8% R 229 453 16,0%
3 Bed 2 Bath + 2 Garages (Simplex)	141	R 1 479 988	R 11 500	9,32%	R 900	R 575	R 10 025	8,1%	R 1 598 387	8% R 238 699 16,1%
4 Bed 2,5 Bath + 2 Garages (Double Storey)	188	R 1 785 260	R 15 000	10,08%	R 900	R 720	R 13 380	9,0%	R 1 928 081	8% R 303 381 17,0%

- Projected capital growth calculated at a conservative rate of 8%.
- Calculations based on self-management, tenant management is available at 9% pm.