



THE  
**BOLTON**  
ROSEBANK

**INVESTOR PROSPECTUS**

# INTRODUCING THE BOLTON

Developed by Feentra Group and Emira Property Fund, The Bolton is an existing residential development and 100% tenanted within Rosebank. The Bolton was amongst the first developments within the sought-after Rosebank area to identify the opportunity to bring affordable rental accommodation to market. Designed around the needs of professionals, The Bolton is packed with attractive amenities and has enjoyed year-round tenant status. At The Bolton, loadshedding is something of the past with our uninterrupted power supply, ensuring tenants enjoy loadshedding-free living. These move-in ready apartments are in high demand and The Bolton is currently the fastest selling development in Rosebank. By reaching R240 million in sales in under a year of launching, The Bolton has set itself apart as a key Rosebank investment. Following the resounding success of Phase 1 sales, The Bolton now releases more apartments in Phase 2 within Baker building and fully furnished penthouse opportunities with a rental management service included.

*Invest within The Bolton as it achieves an industry first in converting a rental-only model into a sectional title ownership opportunity.*

## WHY INVEST IN THE BOLTON

- Prime **ROSEBANK** location
- Award-winning, **REPUTABLE DEVELOPER**
- **100%** tenanted
- **AFFORDABLE PRICE-POINT** to the market
- This area has seen a 6% year-on-year **CAPITAL APPRECIATION** on sectional title offerings
- **FAVOURABLE PROSPECTS** for owners seeking a **RENTAL INCOME** from long and short-term tenants
- **CONVENIENT ONSITE PARKING** for tenants

- **NO BOND** and transfer fees
- **R10 000** deposit required
- **NO TRANSFER** duty



# THE BOLTON'S PROFESSIONAL TEAM

Brought to you by Feenstra Group in conjunction with Emira Property Fund, The Bolton leverages a strategic group of renowned industry professionals.



**PROJECT LEAD & MANAGEMENT:** Feenstra Group

**PROJECT ARCHITECT:** Jaco Architects

**CIVIL & TRAFFIC ENGINEER:** de Mesquita, Twilley and Associates CC

**ELECTRICAL ENGINEER:** Eksteen le Roux

**STRUCTURAL ENGINEER:** Icon

**MARKETING:** Rainmaker Marketing

**CONVEYANCERS:** LK Attorneys & Tonkin Clacy inc.

**SALES:** iGrow

**BOND ORIGINATOR:** iGrow





# CENTRAL ADDRESS

Rosebank is an established Johannesburg suburb that is on an upward trajectory. Upgrades to the suburb's infrastructure has been valued at R7 billion with the focus on developing a walkable precinct with interactive public spaces. This has led to developers, head offices and retail giants contributing to a vibrant, electric landscape. The Bolton is placed at the centre of it all, leading the way for residential developments in the area and creating a 15-minute neighbourhood offering convenience and easy access routes to transport systems. People want to live where they can access their daily necessities with ease and Rosebank has established itself as a 2km suburb. When investing in property, it's important to note what is most important to those moving to Rosebank and how easily they can access these amenities.

## ROSEBANK'S AMENITIES WITHIN 2KM OF THE BOLTON

**Education 52%** (13 schools)

**Retail 26%** (7 shopping malls)

**Medical 7%** (3 medical centres)

**Other 15%**

The Bolton is 190m from Rosebank Mall and  
550m from the Gautrain Station.

**2 STURDEE AVENUE**

### WALK TO WORK

Rosebank Office Park (600m)  
Graylink Business Park (700m)

### ZIP AROUND TOWN

Gautrain Station (550m)  
Bus station (700m)

### STAY FIT

Virgin Active & Viva Gym (700m)  
BODYTEC (700m)

### DISCOVER ART

Keyes Art Mile (600m)  
Goodman Gallery (600m)

### GET STUFF

Rosebank Mall, The Zone & The Firs (190m)  
Rosebank Sunday market (400m)

### TREAT YOURSELF

Life Day Spa Rosebank (120m)  
Orient Spa (270m)

### MEET UP

Bolton Rd Collection (500m)  
Saigon Suzy (550m)  
Marble Restaurant (800m)

### WORK-FROM-HOME

Bolton workpods (in The Bolton)  
Motherland Coffee (20m)

### FLAG FOR EMERGENCIES

Lancet Laboratories (160m)  
Netcare Rosebank Hospital (250m)  
Ampath – Rosebank Medical Centre Depot (290m)



# SUBURB COMPARISON

In Rosebank land is scarce and new apartment offerings are in high demand. The average price for buyers looking for an affordable entry is between R700 000 to R1.5 million. The Bolton is priced within this range and enjoys a premium Rosebank address where rentals for a 1-bedroom apartment can typically demand 8.5% higher than the neighbouring and popular suburb, Hyde Park.

**Rosebank** suburb has seen an  
**88% INCREASE IN  
POPULATION**  
from 2011 to 2023

Rosebank suburb  
property breakdown:

Sectional title in estates **1%**

Sectional title units **34%**

Freehold units **62%**

Freehold in estate **3%**

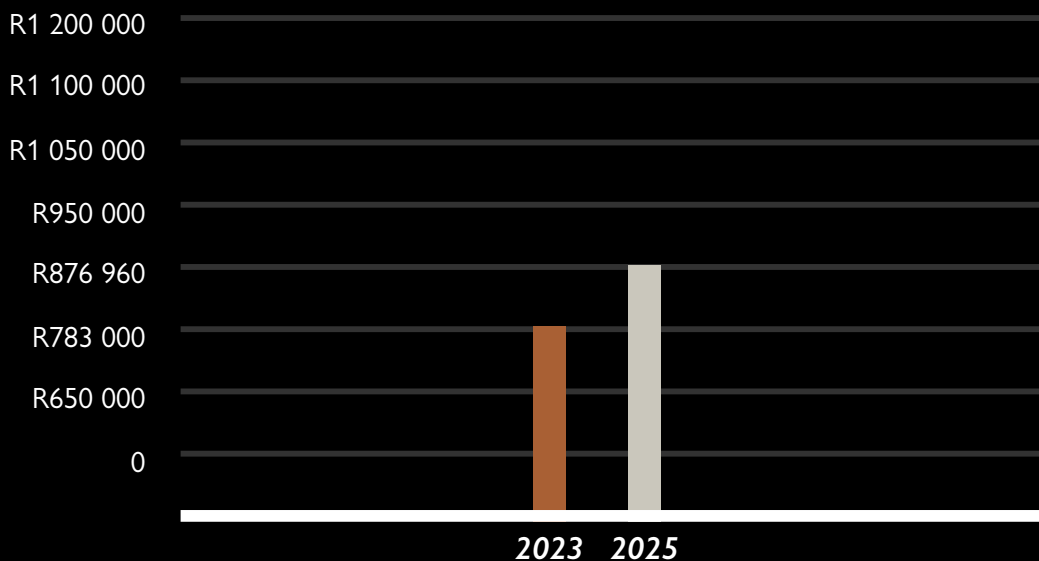


**THE BOLTON IS  
100% TENANTED**

# SECURE YOUR APARTMENT TODAY

By purchasing directly from the developer you will not pay bond and transfer fees. You will not pay transfer duty either. The Bolton only requires a R10 000 deposit to secure your apartment and you will see significant appreciation in the value of your unit. The Rosebank area currently experiences a 6% year-on-year capital appreciation on sectional title offerings.

## 12% CAPITAL APPRECIATION



**R93 960 PROFIT ACHIEVED IN 2 YEARS | R10 000 DEPOSIT**

In a practical example you would require a R10 000 deposit in order to secure an apartment of R783 000 (subject to securing a bond or guarantee for the balance of the purchase price). We anticipate that your unit would achieve a minimum of 6% capital appreciation per annum. This would result in a capital appreciation of R93 960 on your apartment over a 2-year period.

*Disclaimer: The information provided is to be used as a guide and is not a guarantee of savings and earnings. All information stated here was correct at the time of printing/publishing and subject to change without prior notice.*





# RENTAL MARKET DEMANDS

Those renting in Rosebank are entrepreneurs, bankers, young executives, doctors, accountants, portfolio managers and white collar workers. The Bolton prides itself on providing facilities tailored to the needs of the rental market with work-from-home and leisure facilities for the aspiring professional.



**Boardroom & work pods**



**Wi-Fi available**



**Generator onsite**



**Water reserve tank**



**24-Hour security**



**Security cameras**



**Biometric access**



**Cinema room**



**Garden & pool**



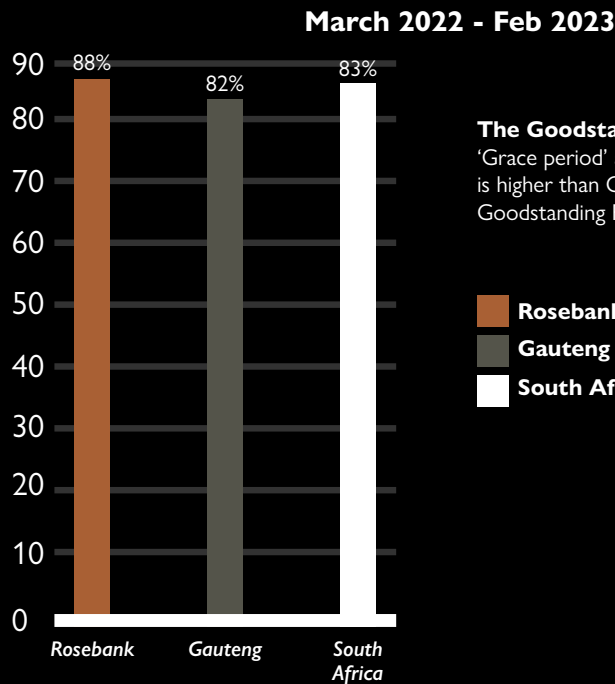
**Braai facilities**



# RELIABLE TENANTS

Research recorded over March 2022 - Feb 2023 indicated a high percentage of tenants who pay rent timeously each month within the Rosebank node. In the last year, it was reported that Rosebank achieved an 88% Goodstanding Ratio, which was 5% higher than the national average and 6% higher than Gauteng holistically. Renters within Rosebank strive to consistently pay within the given timeframe and are conscientious tenants.

## HOLISTIC OVERVIEW GOODSTANDING RATIO



The **Goodstanding Ratio** is calculated adding the 'Paid on Time', 'Grace period' and 'Paid late'. As you will notice, Rosebank's percentage is higher than Gauteng holistically and higher than the average Goodstanding Ratio of South Africa.



# INVESTMENT RENTAL RETURNS

Where else can you invest in a development and gain a rental income from day one? The Bolton has designed its apartment offering to give first-time investors and seasoned professionals access to property in a sought-after Johannesburg node, where property market prices are appreciating at a steady rate.

UNIT TYPE	SALES PRICE	ESTIMATED BOND REPAYMENT PER MONTH	CURRENT RENTAL	ESTIMATED GROSS ANNUAL YIELD
Studio	from R963 000	from R9 721	from R7 060	11,82%
1-Bedroom	from R1 099 000	from R11 093	from R8 026	13,22%
2-Bedroom	from R1 499 000	from R15 131	from R14 882	12,94%

The bond repayment amounts have been calculated on a 11.75% interest rate on a 30-year term.

Estimated net yield takes rates, taxes and levies into account.

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# PENTHOUSE RENTAL PACKAGE

Get complete peace of mind when you purchase your 1 or 2-bedroom penthouse at The Bolton. Let us furnish your apartment for you with our exclusive, upmarket furniture package and manage your rental service. Choose to let out your unit for long-term stays or make use of our short-term option, affiliated with Airbnb.

## LONG-TERM STAYS FULLY-FURNISHED APARTMENT

With an average rental starting from R9 800, you can expect a shortfall of R5 000 p/m.  
1<sup>st</sup> year FREE rental management with IGrow.

UNIT TYPE	SALES PRICE	RENTAL INCOME	AVG. MONTHLY LEVY	AVG. ESTIMATED PROPERTY RATES	RENTAL ASSIST	GROSS INCOME PER ANNUM	GROSS YIELD (INCL. Y1 RENTAL ASSIST)
1-Bedroom Penthouse (50-67m <sup>2</sup> )	R1 659 000	R9 800	R2 849	R959	R173 568	R177 216	10.68%
2-Bedroom Penthouse (44-51m <sup>2</sup> )	R1 774 000	R11 200	R2 540	R1 043	R172 128	R189 672	10.69%
2-Bedroom Penthouse (57-71m <sup>2</sup> )	R1 874 000	R12 300	R2 941	R1 116	R170 668	R206 976	11.04%

## SHORT-TERM STAYS FULLY-FURNISHED APARTMENT

Airbnb ready with an average rental starting from R11 600, you can expect a shortfall of R3 000 p/m.

UNIT TYPE	SALES PRICE	RENTAL INCOME	AVG. MONTHLY LEVY	AVG. ESTIMATED PROPERTY RATES	RENTAL ASSIST	GROSS INCOME PER ANNUM	GROSS YIELD (INCL. Y1 RENTAL ASSIST)
1-Bedroom Penthouse (50-67m <sup>2</sup> )	R1 659 000	R11 600	R2 849	R959	R173 568	R198 816	11.98%
2-Bedroom Penthouse (44-51m <sup>2</sup> )	R1 774 000	R13 600	R2 540	R1 043	R172 128	R218 472	12.32%
2-Bedroom Penthouse (57-71m <sup>2</sup> )	R1 874 000	R14 400	R2 941	R1 116	R170 668	R232 176	12.39%

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## DOCUMENTS

E-BROCHURE

BUYER'S GUIDE

PRICELIST

VIDEO



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