



THE
BOLTON
ROSEBANK



**INSIST ON YOURSELF,
NEVER IMITATE.**

– Ralph Waldo Emerson

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OWN YOUR INDIVIDUALITY

Be iconic and lead the way when you set your sights on The Bolton. After the resounding success of Phase 1 sales, The Bolton releases Phase 2 with apartments in Baker building. Previously a rental game, The Bolton is the fastest selling development in Rosebank with limited opportunities remaining in Phase 1 amidst our highly anticipated release of Phase 2. We have also launched fully furnished penthouse opportunities with a rental management service included. Purchase and gain immediate rental income in a building that is 100% tenanted. The convenience of our lock-up-and-go apartments in established Rosebank is a solid investment in an ambitious future.

A woman with long, dark, wavy hair is looking out of a window. The background shows a blurred city street with buildings and trees. The lighting is warm, suggesting an indoor setting with natural light coming through the window.

RENTAL DEMAND:

**ROSEBANK SUBURB
HAS SEEN AN
88% INCREASE
IN POPULATION FROM
2011 TO 2023**

INVESTMENT BENEFITS

The Bolton presents a unique opportunity to purchase in an established urban residential and commercial node. At a current rental occupancy rate of 100%, investors can look forward to a steady estimated rental income each month that will cover their monthly bond repayment. By reaching R240 million in sales in under a year of launching, The Bolton has set itself apart as a key Rosebank investment.

OWN AT
THE BOLTON

**NO BOND AND TRANSFER DUTY
ONLY R10 000 DEPOSIT**

WHY INVEST IN THE BOLTON

- () Prime **ROSEBANK** location
- () Award-winning, **REPUTABLE DEVELOPER**
- () **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



THE BOLTON IS 100% TENANTED

GREAT OPPORTUNITY FOR INVESTORS

	Sales Price	Estimated bond repayment per month	Current rental per month	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 822	12.94%

The bond repayments have been calculated on a 11,75% interest rate on a 30-year term.

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

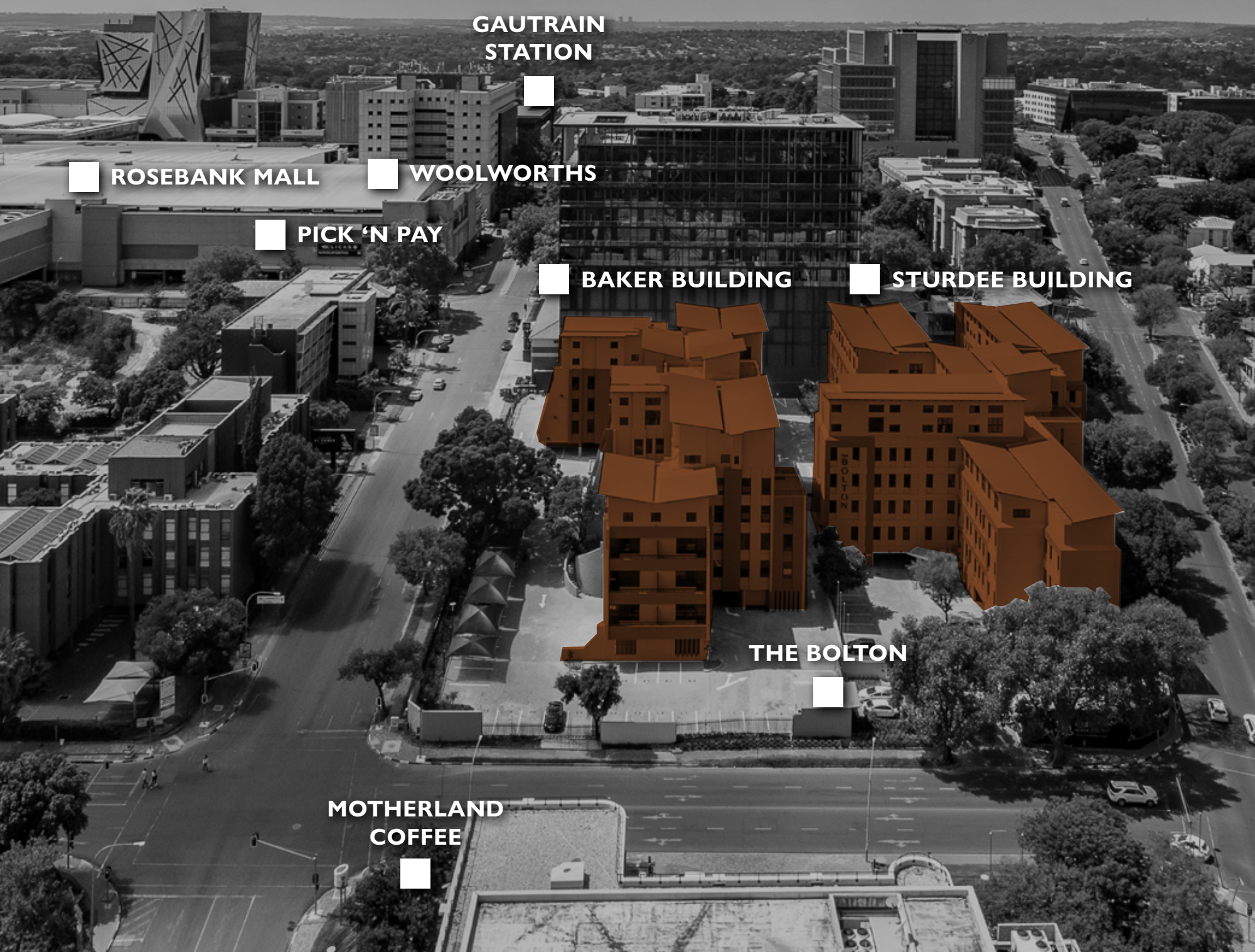
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LEADING PROFESSIONALS

Feenstra Group leverages a strategic network of industry experts involved in every step of the development. In conjunction with Emira Property Fund, Feenstra Group are the professionals behind The Bolton and have designed a lifestyle honouring convenience within central Rosebank. As The Bolton releases Phase 2 of our sectional title sales, Feenstra Group continues the successful partnership with IGrow to facilitate a seamless sales and homeloan application process.



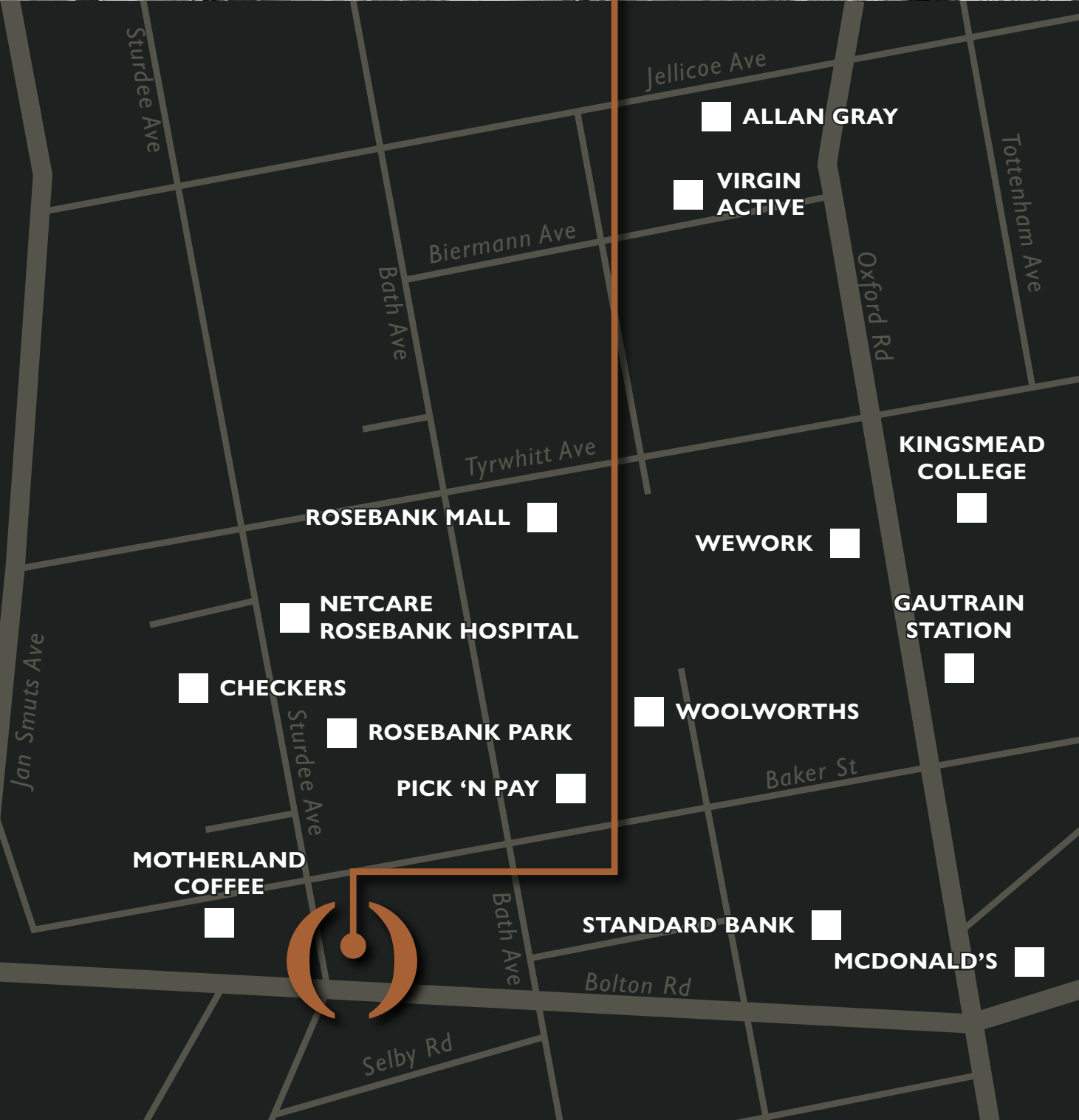
2 STURDEE AVENUE, ROSEBANK



FASTEST SELLING DEVELOPMENT

In this all-inclusive address, find everything you need within walking distance. Mission from work meetings to brainstorming lunches, gym in the evening and walk effortlessly to Rosebank Mall. Over the past decade, Rosebank has undergone an evolution in urban design with convenient eateries, transport hubs, fashion boutiques and fitness spaces growing to accommodate the needs of its vibrant community. Convenience is king when you live at The Bolton.

CITY BEAT



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

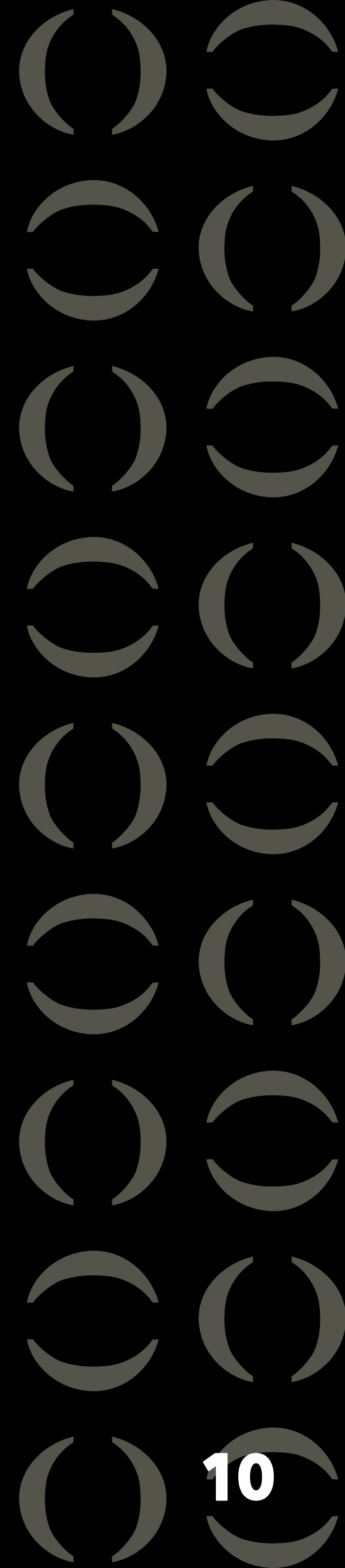
Bolton Rd Collection (500m)
Saigon Suzy (550m)
Marble Restaurant (800m)

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)



A woman with blonde hair, wearing a white button-down shirt, is sitting at a desk in a dimly lit room. She is looking at a laptop screen, which is partially visible on the right side of the frame. The background is a textured brick wall. The lighting is warm and focused on the woman, creating a professional and focused atmosphere.

ASPIRE TO INSPIRE

ALL THE RIGHT MOVES

Your future is secured when you make your home in Rosebank's growing city landscape. Recently, Rosebank has seen a capital injection in service delivery and infrastructure to the value of R7 billion and the area enjoys a 6% year-on-year capital appreciation on sectional title offerings.



GROWTH IN ROSEBANK IS
GUARANTEED



CARVE YOUR NICHE

Rosebank is home to an integrated community of artistic, trend-setting individuals driven by the desire to succeed. Let the energy of Johannesburg's coveted city scene inspire you. Connect daily with Rosebank's retail and business hub and find your spark in this dynamic lifestyle where legends come to play.



ON YOUR WAY UP

The Bolton is a place for individuals to create a base in the city. These studio, 1 and 2-bedroom apartments epitomise convenience for on-the-go individuals. The modern interiors boast functional spaces while providing personal space to break away from the demands of everyday life.



ALL THE FEELS



Reception



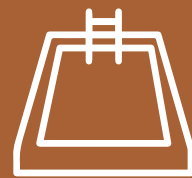
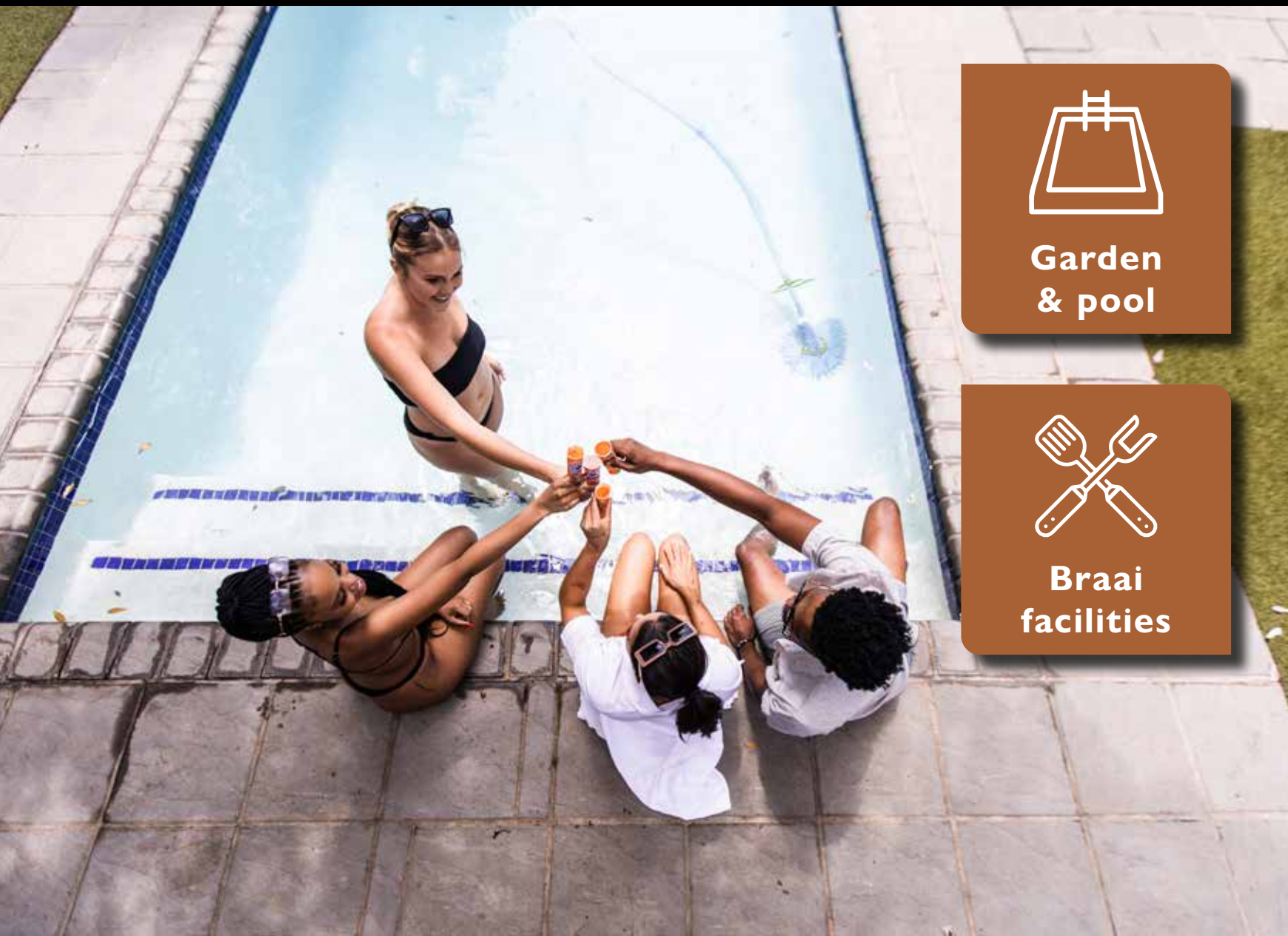
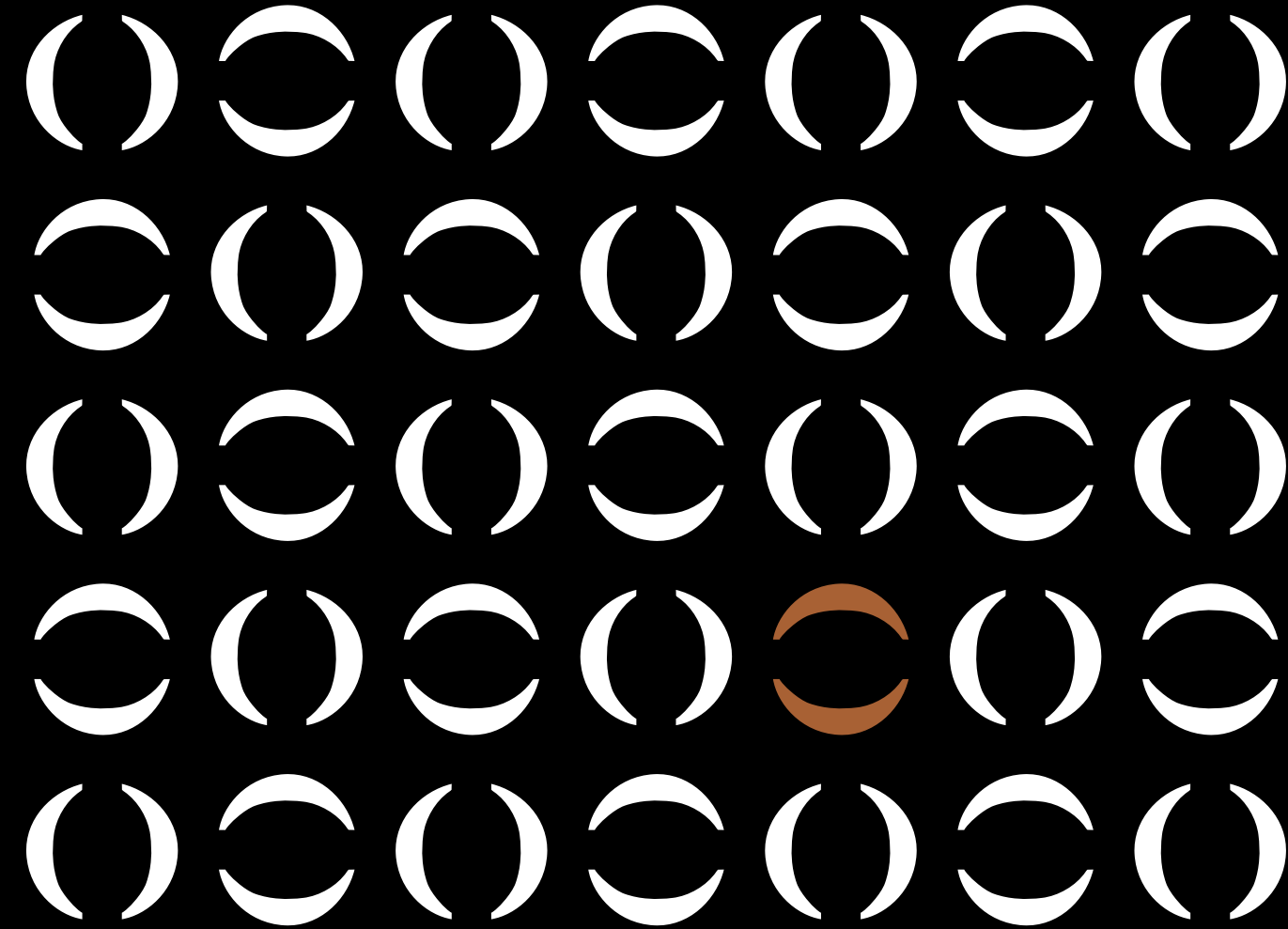
Storage facilities



Laundry room

LIFE AT THE BOLTON

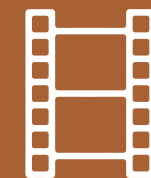
Take a step away from the daily grind and relax outdoors where you have a garden and swimming pool a few steps away from your home. For those nights in, enjoy a game on the big screen with friends at the dedicated cinema room which can also be booked for presentations or screenings.



Garden
& pool



Braai
facilities



Cinema
room



NEW-AGE

The Bolton offers a world of smart technology options for its residents. The main reception area functions as a professional meeting space for those who work remotely. There are private work pods with full access to Wi-Fi and a boardroom which can be booked for larger meetings.



Boardroom & work pods



Wi-Fi available





**24-Hour
security**



**Security
cameras**



**Biometric
access**

SECURITY DETAIL

Enjoy living in a safe, central residence with gated security and biometric access required to enter the building. With 24-hour security onsite and CCTV presence throughout the development, you have the convenience of concierge who also manage day-to-day routines.





WE'VE GOT YOU COVERED

The Bolton is always prepared for any emergency. Loadshedding is something of the past with our uninterrupted power supply, ensuring you live life by your rules. For electricity outages, we have 2 generators on standby and for water shortages, we have installed a water reserve tank which can supply the building with a half day's supply of water to help residents keep up their 24/7 lifestyle.



Generator onsite



Water reserve tank

Loadshedding-free living

OWN YOUR LIFESTYLE

Buying to live at The Bolton is a wise investment with unlimited potential.



THE BOLTON IS IDEAL FOR WORKING PROFESSIONALS IN ROSEBANK:

- () Corporate Offices are **WITHIN THE AREA.**
- () You **DON'T HAVE TO DRIVE** to work!
- () **CONVENIENT TRANSPORT** such as the Gautrain saves you hours where you could be stuck in traffic.
- () Live close to **RESTAURANTS, BARS, GYMS** and so much more.

PRE-QUALIFY WITH IGROW HOMELOANS

IGrow Homeloans is a trusted bond originator service that can help facilitate your home loan. Through IGrow Homeloans, you can obtain a pre-approved certificate that establishes your credit rating. Armed with your certificate, IGrow Homeloans is able to provide you with quotes from multiple banks, including the one you currently bank with. Get quick realistic quotes and confidently apply for your home loan.

As part of the professional sales team for The Bolton, IGrow's development consultants are poised to help you secure your purchase and assist you at every stage of the process from start to finish. Fill in your details on [The Bolton website](#) and our professional team will help you to get pre-qualified and select your unit.



IGROW WEALTH
HOMELOANS



IGROW WEALTH
INVESTMENTS



PURCHASING PROCESS

Follow these simple steps to secure your apartment in central Rosebank
New apartments released



Our sales team are there to assist and guide the purchaser with the process from start to finish.

**NO BOND AND TRANSFER DUTY
ONLY R10 000 DEPOSIT**

PURCHASING FEES FOR RESIDENTS

Unit types and starting prices	Estimated monthly bond repayments	Estimated monthly levy costs	Estimated monthly municipal projected rates	Total
Studio from R963 000	from R9 721	R2 005	R425	R12 151
1-Bedroom from R1 099 000	from R11 093	R2 350	R520	R13 963
2-Bedroom from R1 499 000	from R15 131	R3 301	R842	R19 274

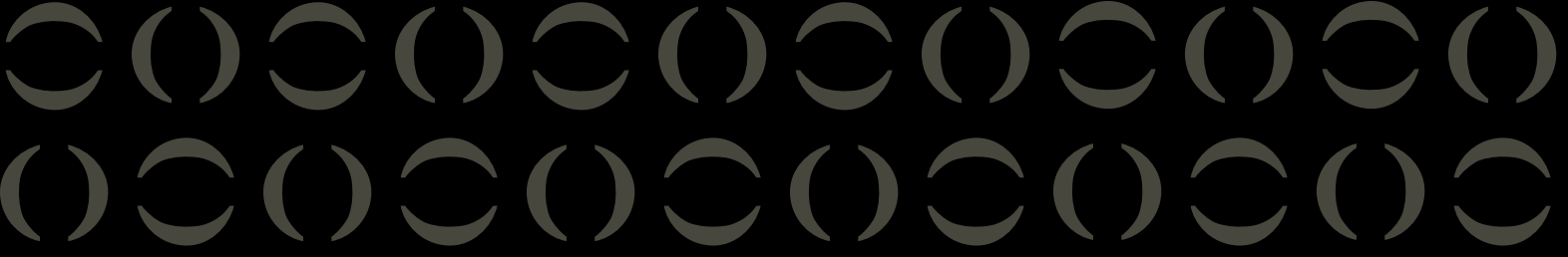
INVESTOR FIGURES

Unit type	Sales price	Total monthly payments (bond, rates, levy)	Estimated bond repayment per month	Current rental per month	Estimated Gross annual yield
Studio	from R963 000	R12 151	from R9 721	from R7 060	11,82%
1-Bedroom	from R1 099 000	R13 963	from R11 093	from R8 026	13,22%
2-Bedroom	from R1 499 000	R19 274	from R15 131	from R14 882	12,94%

The bond repayments 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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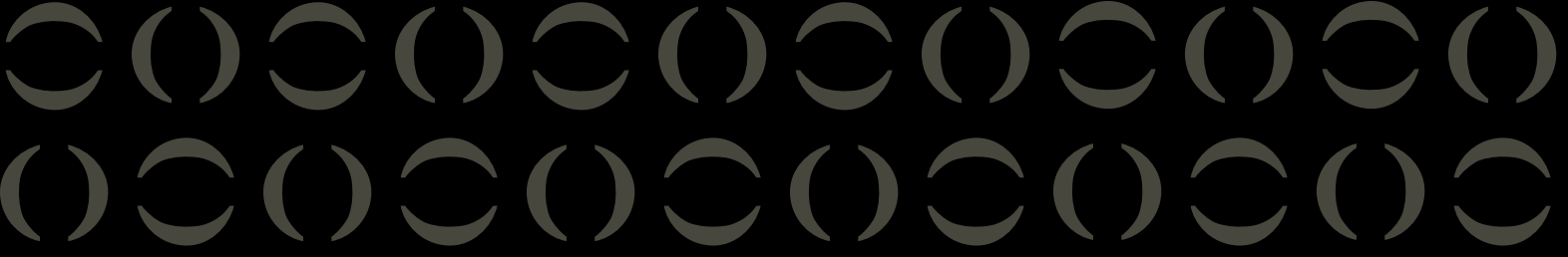


STUDIO APARTMENT FROM R963 000

Current rental income:	R7 060
Estimated monthly levy:	R2 005
Estimated monthly municipal projected rates:	R425

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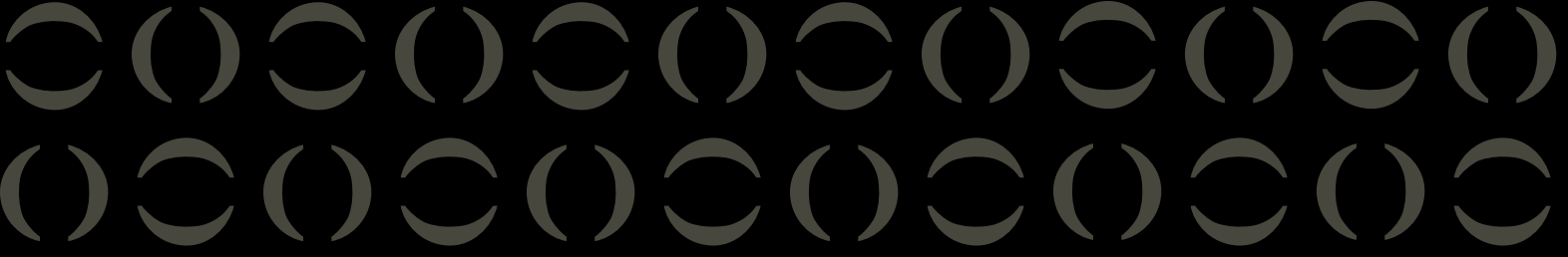


1-BEDROOM APARTMENT FROM R1 099 000

Current rental income:	R8 026
Estimated monthly levy:	R2 350
Estimated monthly municipal projected rates:	R520

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2-BEDROOM APARTMENT FOR R1 499 000

Current rental income:	R14 882
Estimated monthly levy:	R3 301
Estimated monthly municipal projected rates:	R842

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PENTHOUSE RENTAL PACKAGES

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. 1st 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 ²)	R1 659 000	R9 800	R2 849	R959	R173 568	R177 216	10.68%
2-Bedroom Penthouse (44-51m ²)	R1 774 000	R11 200	R2 540	R1 043	R172 128	R189 672	10.69%
2-Bedroom Penthouse (57-71m ²)	R1 874 000	R12 300	R2 941	R1 116	R170 668	R206 976	11.04%

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PENTHOUSE RENTAL PACKAGES CONT.

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. YI RENTAL ASSIST)
1-Bedroom Penthouse (50-67m ²)	R1 659 000	R11 600	R2 849	R959	R173 568	R198 816	11.98%
2-Bedroom Penthouse (44-51m ²)	R1 774 000	R13 600	R2 540	R1 043	R172 128	R218 472	12.32%
2-Bedroom Penthouse (57-71m ²)	R1 874 000	R14 400	R2 941	R1 116	R170 668	R236 176	12.39%

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1-BEDROOM PENTHOUSE APARTMENT FROM R1 659 000

Current rental income:	R9 800
Estimated monthly levy:	R2 849
Estimated monthly municipal projected rates:	R959
Expected short-term rental:	R11 600

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2-BEDROOM PENTHOUSE APARTMENT FROM R1 774 000

Current rental income: **R11 200**

Estimated monthly levy: **R2 540**

Estimated monthly
municipal projected rates: **R1 043**

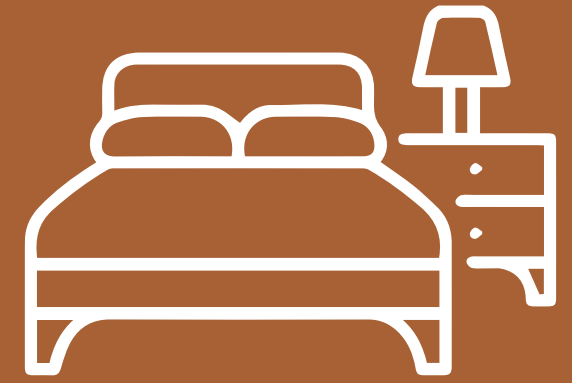
Expected short-term rental: **R13 600**

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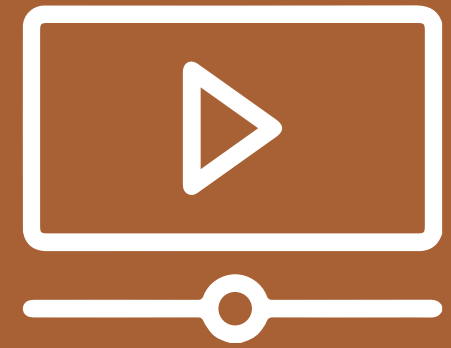




CLICK TO SEE MORE

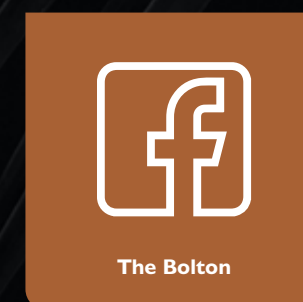


Buyer's guide



Video

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