



THE
MARLOW
ON MILL

INVESTMENT OPPORTUNITY

RENTAL GUARANTEE

A 12-month rental guarantee on selected apartments at
The Marlow on Mill, a defined rental return from the outset.

CAPE TOWN





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 RETURN*

KEY CONSIDERATIONS

- A 12-month rental guarantee is available on selected investment apartments for a limited time.
- The guarantee is set at a fixed 10% per annum of the total purchase price, which is the sum of the apartment price plus the applicable furniture pack and air conditioning, and is paid in equal amounts over 12 months.
- To qualify for the rental guarantee, the apartment must be purchased with a furniture pack and air conditioning.
- The rental guarantee is subject to the applicable terms, conditions and qualifying criteria.

HOW THE GUARANTEE WORKS

The rental guarantee provides a fixed 10% gross annual return on the total qualifying purchase price. Rates & levies are for the purchaser's account and this would leave the investor with an approximate net yield of 9.1%. The short-stay rental business operational costs will be for the seller's account and are not deducted from the guaranteed 10%.





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%



IMPORTANT INFORMATION

The fixed 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



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WWW.THEMARLOW.CO.ZA

ASHLEIGH CHASE 079 940 0823
Registered with the PPRA - Full Status FFC

SAMANTHA NEL 079 940 0823
Registered with the PPRA - Full Status FFC

LEE-ANN TROUT 064 997 8311
Registered with the PPRA - Full Status FFC

