



a division of msp group

MSP INVESTOR CLUB: DEAL SHEET

AURORA SANDS, MUIZENBERG



36 free-standing 2 and 3 bedroomed homes will enjoy the collective security of electrified perimeter fencing and controlled access. Outwardly, they present a practical contemporary face while, indoors, comfort is the watchword. The kitchens - fitted with oven, hob, and extractor fans - boast granite tops that actively inspire creative cooking. Being close to beaches and Muizenberg village make this an ideal investment.

* NO MONEY DOWN FOR 8 MONTHS!! HERE'S HOW...

- Estimated transfer 3 months
- Developers Assistance covers repayments for 4 months **
- Surplus estimated rental income covers repayment for 1 month

* Excluding deposit

** Based on bond repayments calculated at current 15.5% prime lending rate minus 1%.

AURORA SANDS CASH FLOW MODEL

Purchase price	R 910 000.00
Less deposit	R 10 000
Bond repayments over 30 years @ 14.5 % (prime less 1%)	R 11 021.00
Plus estimated levies	+ R 645.00
	= R 11 666.00
Less expected rental	- R 4 000.00
Total out of pocket expenses per month	= R 7 666.00
Less R 45 000 developers assistance paid over 4 months into bond account	- R 11 250.00
Monthly Cash Positive Total (for 4 months from date of transfer)	= R 3 584.00

Property

New Development – Plot & Plan homes

Property details

2 bedroom, 1 bathroom
3 bedroom, 2 bathroom

Price

R 910 000 (86.9m², 2 bedroom, 1 bathroom - R 9 953 per m²)
R 985 000 (101.8 m², 3 bedroom, 2 bathroom - R 9 206 per m²)

Costs included

VAT (transfer duty)
Transfer fees
Bond registration





Developers assistance

2 Bedroom home - R 11 250 paid into bond account over 4 months from transfer (R 45 000)
 3 Bedroom home - R 11 940 paid into bond account over 4 months from transfer (R 47 760)

Deposit

R 10 000

Estimated levies

R 645 per month

Estimated completion date

The units have been completed and are ready for occupation

Features

- Free 12 month MSP Investor Club Platinum membership valued at R 1788
- Secure access control and electrified perimeter fencing
- Fully equipped kitchen with oven, hob and extractor
- Granite kitchen counter tops
- Close to pristine beaches and Muizenberg village
- Low levies

Special conditions

Limited Offer:

2 Bedrooms - Only 5 units

3 Bedrooms - Only 9 units

Exclusive to MSP Investor Club Platinum members
 Bond finance to be facilitated MSP Bonds

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