



a division of msp group

MSP INVESTOR CLUB: DEAL SHEET

SOUTH BREAK, MUIZENBERG



The development is situated in Muizenberg within close proximity of the M5 highway, the various beaches and Muizenberg's Capricorn Shopping Centre. The estate offers its residents the rare luxury of first-class finishes combined with a relaxed ambience that's easy to call 'home'. Influenced by Tuscan architecture and styling, South Break's range of 2 and 3 bedroom houses will all share a definitive look. Residents enjoy full access to the neighbouring reserve.

- 1. WE'LL PAY YOUR BOND FOR 12 MONTHS**
OR
- 2. YOUR 10% DEPOSIT PLUS BOND FOR UP TO 3.5 MONTHS**
OR
- 3. *OPT FOR NO MONEY DOWN FOR 2 YEARS! HERE'S HOW...**

- Estimated transfer end 2008
- Developers Assistance covers shortfalls for 24 months**
- * Excluding deposit
- ** Based on bond repayments calculated at 14.5% (prime lending rate less 1%).

SOUTH BREAK CASH FLOW MODEL – TYPE D LAYOUT

Purchase price	R 899 000.00
Less deposit	R 10 000.00
Bond repayments over 30 years @ 14.5 % (prime less 1%)	R 10 886.00
Plus estimated levies	+ R 500.00
	= R 11 386.00
Less expected rental	- R 5 500.00
Total out of pocket expenses per month	= R 5 886.00
Less R 130 000 developers assistance spread over 24 months	- R 5 416.00
Monthly Cash Flow Implication	= R 470.00

Property

New Development – Plot & Plan

Property details

- 3 Bedroom, 2 bathrooms, double garage
- 3 Bedroom, 2 bathrooms, single garage
- 3 Bedroom, 1 bathroom, single garage
- 2 Bedroom, 2 bathrooms, single garage

Price & Developer's assistance

- Type A (Erf - 250m² / House: 148m² - 3 Bed, 2 Bath, double garage): **R 1 150 000** (R 6 639 per m²)
R 13 958 paid into bond account over 12 months from transfer (R 167 500)
- Type B (Erf - 283m² / House: 128m² - 3 Bed, 2 Bath, single garage): **R 1 139 000** (R 7 605 per m²)
R 13 791 paid into bond account over 12 months from transfer (R 165 500)
- Type C (Erf - 251m² / House: 113m² - 3 Bed, 1 Bath, single garage): **R 999 000** (R 7 557 per m²)
R 12 083 paid into bond account over 12 months from transfer (R 145 000)





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Price & Developer's assistance

Type D (Erf - 282m² / House: 104m² - 3 Bed, 2 Bath, single garage): **R 899 000** (R 7 394 per m²)

R 10 833 paid into bond account over 12 months from transfer (R 130 000)

Costs included

VAT (transfer duty)
Transfer fees
Bond registration costs

Deposit

R 10 000 deposit

Estimated levies

R 500 per month

Estimated rental (RVR)

R 4 200 – R 5 500 per month (0.71%) - based on Type D

Estimated completion date

2008

Features

- Tuscan architecture and styling
- Full access to neighbouring reserve
- Cycling path
- Quality finishes include a built-in oven, hob and extractor fan
- 25 minutes to Cape Town CBD
- 20 minutes to Cape Town International Airport
- 10 minutes to Muizenberg CBD
- 5 minutes to closest beach
- 5 minutes to closest shopping centre
- Low levies

Special conditions

Limited offer:

8 units

Exclusive to MSP Investor Club Platinum members

Bond finance to be facilitated MSP Bonds



MARIUS WHITE
082 882 7442
mariusw@mspd.co.za

www.adlab.co.za