



OLIVEHILL
E S T A T E

BRENTWOODPARK | BENONI



WELCOME TO THE
BENONI EXPERIENCE



IT'S A WAY OF LIVING

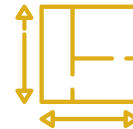
We no longer buy a house we buy lifestyle and with Olive Hill, the life and the style is inclusive. Situated in Brentwoodpark Benoni these easy living, lock-up and go 2 bedrooms are perfect to accommodate a variety of lifestyles.

With its central location in a career fuelled neighbourhood you are surrounded by a number of schools, hospitals, fun activities and plenty of shopping centres for some retail therapy.

Make your own home, make your own rules, own your lifestyle.



LOW
LEVIES



OPEN PLAN
DESIGN



24/7
SECURITY



CENTRAL
LOCATION





FIBRE
READY



HOMES FOR
EASY LIVING
LOCK UP AND GO



EASY UNITS

72m²  2 beds  1 bath

The living is easy in this exclusive new development which offers bright and spacious apartment homes with superior finishes.

The practical floor plan offers 2 generous sized bedrooms and 1 bathroom with open plan living leading to a beautifully finished kitchen with granite tops and a dining area and lounge.

- * Best finishes
- * Prepaid electricity
- * 24 Hour security
- * Fibre ready
- * 1 Covered carport with visitors parking
- * Experienced and reputable established developer
- * Own covered balcony
- * Architecturally designed for maximum privacy
- * Low maintenance

FROM ONLY

R 6117 pm

R 789 000



FOR REAL ESTATE INVESTORS

Affordable Investment Opportunity - High Rental Yield - Long Term Capital Growth - High Demand

Olive Hill is the ideal investment for solid cash flow and capital growth.

Rental Property Calculator

For the 20 Years Invested		First Year Income and Expense
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Return (IRR):	45.52% per year
Total Profit when Sold:	R4,500,634.56
Total Rental Income:	R3,045,846.95
Total Mortgage Payments:	R1,468,106.06
Total Expenses:	R570,726.75
Total Net Operating Income:	R2,475,120.20

FIRST YEAR

	Monthly	Annual
Income:	R6,900.00	R82,800.00
Mortgage Pay:	R6,117.11	R73,405.30
Property Tax:	R420.00	R5,040.00
HOA Fee:	R1,150.00	R13,800.00
Maintenance Cost:	R200.00	R2,400.00
Cash Flow:	R-987.11	R-11,845.30
Net Operating Income (NOI):	R5,130.00	R61,560.00

Breakdown Over Time

Year	Annual Income	Mortgage	Expenses	Cash Flow	Cash on Cash Return	Equity Accumulated	If Sold at Year End
							Cash to Receive
Begin				-0			
1.	82,800	73,405	21,240	-11,845	81,890	39,284	NA
2.	87,768	73,405	21,877	-7,515	170,186	124,172	884.84%
3.	93,034	73,405	22,534	-2,905	265,391	215,696	293.31%
4.	98,616	73,405	23,210	2,001	368,046	314,375	176.66%
5.	104,533	73,405	23,906	7,222	478,735	420,770	129.19%
6.	110,805	73,405	24,623	12,777	598,088	535,486	103.85%
7.	117,453	73,405	25,362	18,686	726,784	659,173	88.23%
8.	124,501	73,405	26,123	24,973	865,555	792,536	77.72%
9.	131,971	73,405	26,906	31,659	1,015,192	936,332	70.22%
10.	139,889	73,405	27,713	38,770	1,176,548	1,091,378	64.65%
11.	148,282	73,405	28,545	46,332	1,350,540	1,258,557	60.38%
12.	157,179	73,405	29,401	54,373	1,538,161	1,438,819	57.03%
13.	166,610	73,405	30,283	62,921	1,740,480	1,633,191	54.37%
14.	176,606	73,405	31,192	72,010	1,958,650	1,842,778	52.23%
15.	187,203	73,405	32,127	81,670	2,193,915	2,068,773	50.48%
16.	198,435	73,405	33,091	91,938	2,447,617	2,312,464	49.06%
17.	210,341	73,405	34,084	102,852	2,721,203	2,575,237	47.89%
18.	222,962	73,405	35,106	114,450	3,016,233	2,858,590	46.94%
19.	236,339	73,405	36,160	126,774	3,334,392	3,164,138	46.16%
20.	250,520	73,405	37,244	3,633,490	3,677,495	3,493,620	45.52%
Total	3,045,847	1,468,106	570,727	4,500,635			

Purchase		
Purchase Price	789000	
Recurring Operating Expenses		
	Annual	Annual Increase
Property Tax	5040	3%
Total Insurance	0	3%
HOA Fee	13800	3%
Maintenance	2400	3%
Other Costs	0	0

Down Payment	0	
Interest Rate	7%	
Loan Term	20	Years

Income		
		Annual Increase
Monthly Rent	6900	6 %
Value Appreciation	8%	Per Year
Holding Length	20	Years
Cost to Sell	5%	

**CASH FLOW
POSITIVE
FROM YEAR 4
ASSUMING A
100% BOND
AND NO
DEPOSIT**

**HOWEVER WITH
A 10 % DEPOSIT
OF R 79 800
THESE UNITS
WILL BE CASH
FLOW POSITIVE
FROM YEAR 2**







TAKE THE NEXT STEP

Qualify with a gross joint salary from R 18 960 pm for you and your partner jointly and we will assist to secure your bond for free.

And as a bonus there are 100% bonds available from all approved banks.

* T&C apply



OLIVEHILL
ESTATE



THE JEWEL OF THE EAST

Ideally positioned close to all amenities including OR Thambo International airport, Emperors Palace, Gyms, Hospitals, Schools, Banks as well as shopping centres, great schools and major highways.

Benoni is as business hotspot on the rise making it perfect for career driven people. If you're looking for a green retreat, Benoni is surrounded by an abundance of lakes and natural parks for the more outdoors type people.



5.9 KM
MAJOR BANKS



4.1 KM
MEDI CROSS BENONI



10.2 KM
OR THAMBO INT.



11.3 KM
EMPERORS PALACE



6.1 KM
PLANET FITNESS



11.3 KM
OAKFIELDS SHOPPING CENTRE



5.4 KM
NEAREST HIGHWAY



3.4 KM
NEAREST SCHOOL



MAKE YOUR
DREAMS
COME TRUE



CONTACT US NOW

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