

Annex

BEDFORDVIEW FRONTIER

BROCHURE

CONTENTS

Introduction - The buzz on the street page 3

Apartments - The hot topic page 5

Lifestyle - The pulse of living page 6

Location - Set the town abuzz page 7

Investment - Be the talk of the town page 9

12-Month rental guarantee page 10

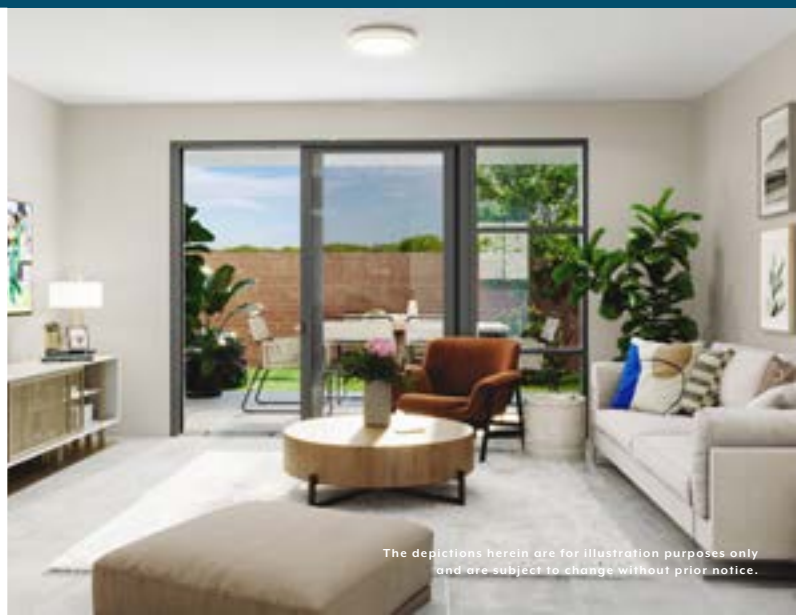
Purchasing process page 11

NOW LAUNCHED

2 & 3-BEDROOM APARTMENTS

R1.2M - R2.5M





The depictions herein are for illustration purposes only and are subject to change without prior notice.

THE BUZZ ON THE STREET

Injecting a new dynamic into the upmarket Bedfordview neighbourhood, the introduction of Annex is the next addition to the modern lifestyle Bedfordview Frontier has already delivered. Following this success, Annex brings with it a hive of energy. With existing vibrant facilities, a growing community, and the bustle of the area, you will be securing an address on a street that never misses a beat.

BEDFORDVIEW

ONE OF THE TOP 10 BEST SUBURBS TO INVEST IN JOHANNESBURG.





“I heard whispers in the wind, but it wasn’t until I *hit the street* that I truly felt the energy of what was happening.”

- THE BUZZ ON THE STREET

THE HOT TOPIC

Word on the street confirms that Annex is the next upcoming property within Bedfordview. With construction already underway, this 4-storey walk-up is home to 2 and 3-bedroom modern apartments within a secure estate. Each apartment features sleek interiors, smart metres with an integrated prepaid app, gas and contemporary fixtures and finishes. The ground floor units enjoy gardens, while all the upper-level apartments have a balcony space.

Unit type & price	2-Bedroom from R1.2m
Estimated bond repayments	R12 062
Estimated levy	R1 200
Estimated Municipal rates	R600
Estimated total	R13 862

The bond repayment amounts were calculated on the 11,75% interest rate on a 30-year term and are subject to change.

The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing/publishing and subject to change without notice. E&OE

CLICK HERE
APPLY FOR YOUR BOND AND GET PRE-APPROVED.

ooba homeloans

CURRENTLY UNDER CONSTRUCTION

6% CAPITAL APPRECIATION PER ANNUM

FROM R1.2 MILLION – R2.5 MILLION

R5 000 DEPOSIT

NO TRANSFER DUTY



The depictions herein are for illustration purposes only and are subject to change without prior notice.





THE PULSE OF LIVING

Convenience and connection are the cornerstone of modern lifestyles. Annex is strategically positioned within Bedfordview Frontier, where you have **24-hour security** and a lifestyle designed to be effortless. Experience life at the epicentre of the secure estate.

Ignite your vitality

Tap into the estate's **fully kitted gym**, with shower and bath or swim laps at the **pool** during those hot summer months. Driven by determination and strength, unleash your unstoppable energy as you embrace a fast-paced lifestyle. Achieve your fitness goals effortlessly as an Annex resident.

Vibrant meeting place

Immerse yourself in cherished moments with family and friends, as the bustling ambiance of a **restaurant** sets the stage for unforgettable gatherings made up of good company and even better cuisine.

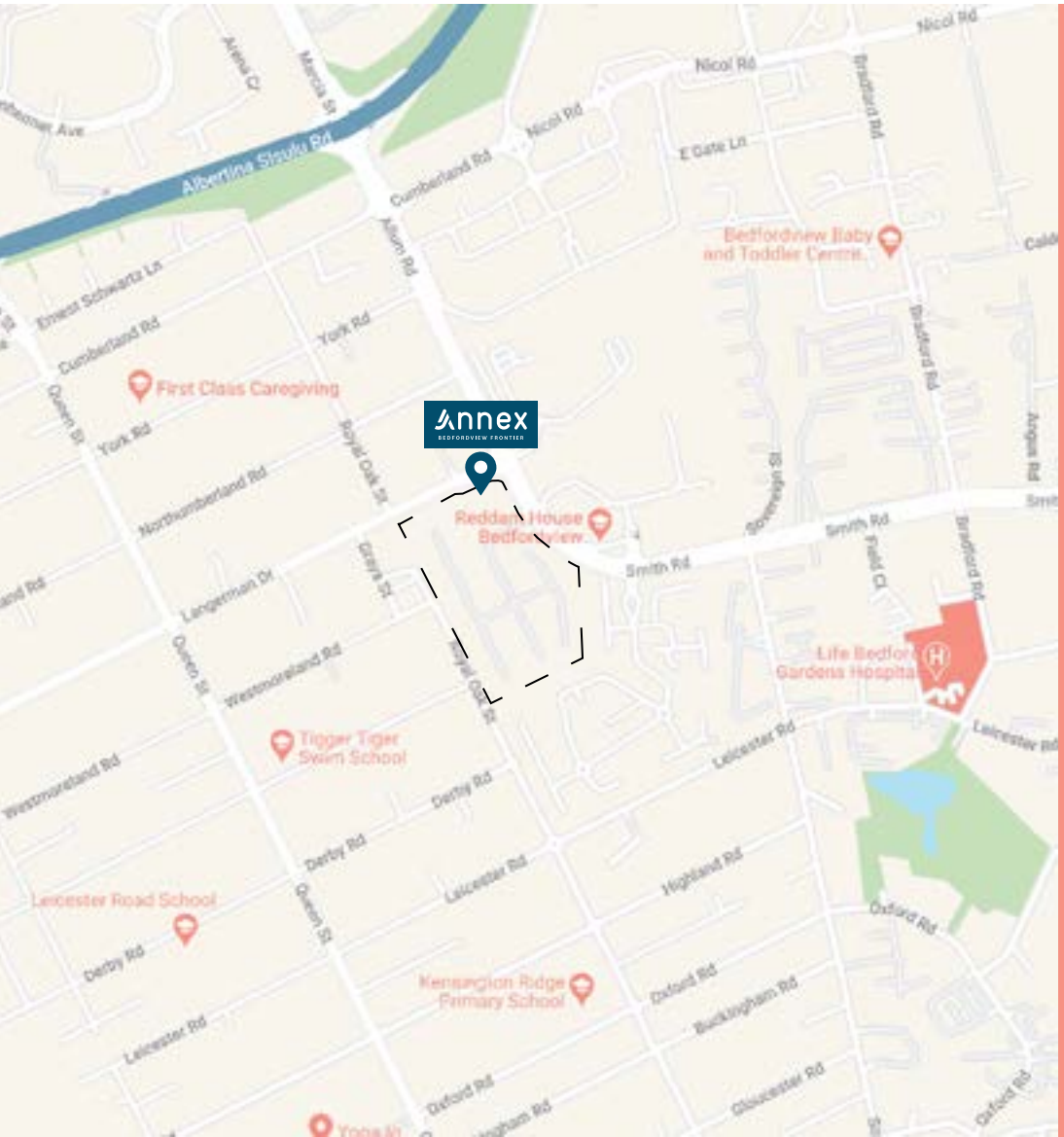
The day-to-day run

Chasing the elusive work-life balance? Annex is set up to help you achieve this equilibrium a lot easier. Enjoy the ease of dropping off your children at the **Day Care Centre** or walking across the street to the school. Then hop into our **smart office** for your morning meeting.

SET THE TOWN A BUZZ

Owning an apartment within Annex means you will be living where the bustling area merges seamlessly with unparalleled convenience. Easily travel to Eastgate Shopping Centre, Bedford Centre and a variety of restaurants and shops within 2km radius.

Quality educational institutes are on our doorstep, from St Benedict's Boys Primary and to Reddam House School. The likes of First National Bank, Standard Bank and Barloworld Toyota have relocated their business into Bedfordview. Enjoy the short commute from the office, with the option of connecting to the 3 major highways including N3, R24, and N12.



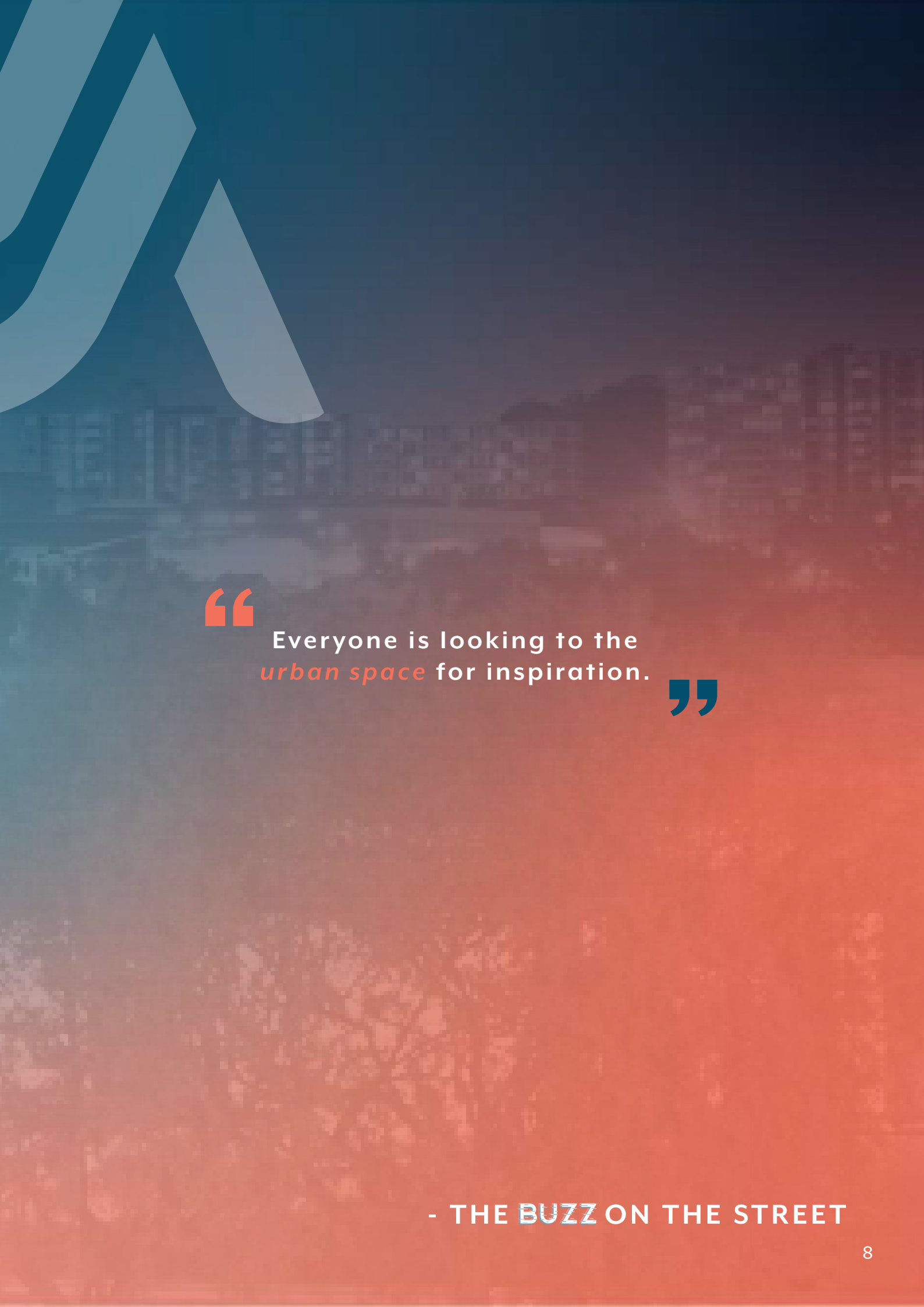
Key location markers less than 2km from Annex

Education:
Reddam House
St Benedict's
Bedfordview Primary School

Medical:
Life Bedford Gardens Hospital
Bedfordview Municipal Clinic

Retail:
Bedford Centre
Bedford Square
Eastgate Mall
Park Meadows
Shopping Centre

Recreation:
The Gates - Park
Bubbalove Children's Amusement Centre
Oriel Park


“Everyone is looking to the
urban space for inspiration.”
- THE BUZZ ON THE STREET

BE THE TALK OF THE TOWN

Annex gives first-time buyers and investors access into the affluent Bedfordview area. Investing in property allows you to earn on the value of that property. By investing R5 000 in stock, you can only achieve an estimated percentage on that R5 000, whereas when you secure your property with a R5 000 deposit, you are potentially earning 6% on at least a R1.2 million property per annum.





The depictions herein are for illustration purposes only and are subject to change without prior notice.

HERE ARE SOME REASONS WHY YOU SHOULD INVEST IN ANNEX:

No transfer duty
R36 000 - R138 375 savings

Bedfordview has achieved
6% **annual capital appreciation y-on-y**

From construction to the completion of the first **PHASE** apartments an initial ±10% capital appreciation, you could earn **a minimum of R120 000** **value increase in less than 12 months!**

From March 2023 Bedfordview sectional title offerings **surpass the sectional title median prices in Johannesburg by R625 000**

New stock within Bedfordview upmarket estates achieve an average **±37%** **y-on-y price p/m² premium over surrounding areas**

The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at the time of printing/publishing and subject to change without notice. E&OE
howzit@annexbedfordview.co.za

12-MONTH RENTAL GUARANTEE

Annex further strengthens its position as an ideal investment by offering an EXCLUSIVE 12-MONTH RENTAL INCOME GUARANTEE, assuring buyers a substantial 7% - 10% NET return per year. Buyers are assured rental income for the initial year following the property transfer.

Unit type & price	2-Bedroom from R1.2m	3-Bedroom from R2.5m
Estimated monthly levy & rates	R1 800	R1 800
Guaranteed rental	R12 000	R17 000
Guaranteed Net annual yields	10%	7%

Rental guarantees: Paid to you monthly from registration. Valid for 12-months.
The information provided is to be used as a guide and is not a guarantee of savings or earnings. All information stated here was correct at time of printing/publishing and subject to change without notice. E&OE

How does the Rental Guarantee work?

A rental guarantee is a commitment by the developer to ensure a minimum rental income for the purchaser when acquiring an investment property intended for leasing rather than permanent residence. The guarantee is NET to the buyer, which means the Developer pays levies and rates and you are paid the difference. Specific terms and conditions are applicable.

In order for purchasers to take advantage of this offering, the following is required:

- The owner of the unit must secure their apartment with a deposit, signed agreement and bond/ cash guarantee in place and confirmed by the conveyancing attorneys.
- The developer will enter into a lease agreement with the owner for a period of 12-months from transfer of the specific apartment, at R12 000 per month for a 2-bedroom, 2-bathroom and R17 000 for a 3-bedroom, 2-bathroom.
- Calculations are based on the plus VAT purchase price.
- Once your sale is concluded, execute the 12-month lease agreement and watch your investment flourish.





THE PLACE TO BE

OWN YOUR PROPERTY IN 5 MINUTES

FOLLOW THESE EASY STEPS AND YOU WILL BE AN ANNEX HOMEOWNER IN NO TIME.

1

STEP ONE

Sign up onto our **Property Marketplace** and complete your profile to get early access to our online shop.

2

STEP TWO

Add your favourite units to your online wishlist for easy reference on launch day. And make sure you have prequalified with **ooba**.

3

STEP THREE

Ensure you have funds to pay your R5 000 deposit deposit via credit card or EFT on launch day to streamline your purchasing process.

4

STEP FOUR

Launch day! Log in before launch and refresh as the clock strikes 1pm.

5

STEP FIVE

Head to your wishlist or select a unit and add to your cart. Follow the confirmation instructions to secure your purchase.

You can chat to our development consultants prior to launch and meet at the onsite sales office where you can explore the established lifestyle first-hand.
howzit@annexbedfordview.co.za

Annex

BEDFORDVIEW FRONTIER

JOIN THE BEDFORDVIEW BUZZ

Secure your apartment on the Property Marketplace.

SIGN UP

BEDFORDVIEW FRONTIER RESIDENTIAL ESTATE

annexbedfordview.co.za

BUYERS GUIDE | PRICE LIST | VIDEO