



Introduction

The complex Thabani – meaning “joyful” is situated on the border of the Greater Ellis Park Precinct. An estimated R5 billion is

being spent on this area, with the Johannesburg Development Agency's sights set for a major upgrade ahead of the 2010 Soccer World Cup.

Robert Kiyosaki confirmed on his Ster Kinekor presentations, the places to invest now, is entry-level housing, especially in flats in CBD Johannesburg. Pretoria is still a great, almost risk free investment, as long as you do not pay too much. The profit on your Johannesburg investments, can subsidize your shortfalls elsewhere. This particular investment property is a prime example.

FNB property strategist John Loos agrees that buy-to-let investors should turn to the cheaper end of the market. "The lower you buy the better the returns." In Fin 24 he states “these areas will benefit from inner city rejuvenation projects, which should bring more middle-income workers to the CBD looking to live close to employment opportunities”.

Andrew Schaefer, MD of residential letting group Trafalgar, says most inner city areas promise investors double-digit rental growth within the next five years, particularly on units priced below R4 000/month. But Schaefer says most properties bought for less than R1m will offer investors yields of around 10%/year against the 4% to 5% generally available in more expensive suburbs.

Thabani is ideally placed on the corner of Bezuidenhout and Dawe Street which will become the gateway entrance to the Ellis Park stadium. Ellis Park is set to host the Opening and final match of the Confederations Cup next year in 2009 and will also host various matches during the Football World Cup in 2010.

The complex offers braai facilities, children's play area within a security complex which is remote controlled. The units will be sold exclusively to investors which will ensure control of the body corporate, and the main letting agent will be the well known agency of Trafalgar which specializes in this particular area and has added advantages of rent being paid in advance monthly.

Units priced from R299 000 to R456 000



Features of complex

- Braai Facilities
 - Children's Playground
 - Sectional title units
 - Security access with remote control
 - Modern, contemporary finishes Perfect for rental during Confederations Cup 2009 and World Cup 2010
 - 1 Parking bay with each unit
 - Two renowned agents will assist with letting – Trafalgar (pays rent in advance – monthly)
- RYX Properties (offers a rental pool)
- 200M from Ellis Park Stadium
 - 3,5km from Wits University

Investment information

Deposit – R5000 /to be held in Attorneys Trust Account

Estimated Levy – R300 / month

Estimated Rental

Studio – Estimated R2700 – R2950/month

1 bed – Estimated R3100 – R3250/month

2 bed – Estimated R3900/month

Rent Value Ratio

Studio- 0.85%- 0.90%

1 bed – 0.81%

2 bed – 0.86%

Estimated date of transfer

March 2009

Costs

Bond Registration costs included provided stipulated bond originator used as per contract and transfer costs included.

Interesting reading

The Greater Ellis Park precinct is currently home to three international sports complexes: the Johannesburg Stadium; Ellis Park Stadium; and the city's premier Olympic-size swimming pool. The area covers Doornfontein, Bertrams, Bezuidenhout Valley, Troyeville, Judith's Paarl and Lorentzville. 7 Precincts have been identified, which include:

- **Jukskei River Park precinct:** The focus of this precinct is recreation and relaxation. The precinct extends along the river between Bertrams Road and Second Street and from Victoria Street to Frere Road.
- **Betrans /Derby Road precinct:** Plans also include the Bertrams area. This precinct includes the northern parts of Bertrams, Lorentzville, Judith's Paarl and parts of Bezuidenhout Valley. Existing buildings will be converted, as part of the Heritage Cluster, making them practically and commercially viable. Derby Road will be turned into a high street, providing retail commercial and entertainment venues.
- **Sports Precinct:** Expanding on already existing facilities, the sports precinct will include a sports academy, an extreme sports centre and a sports museum. Located within New Doornfontein, the sports precinct is bordered by Charlton Terrace, Bertrams Road, Miller Street and the railway to the south, and the Sivewright expressway.

- Manufacturing Precinct: It is planned to turn the area around the Ellis Park station into an efficient, world class, safe and well managed inter-modal transport hub.
- Educational Precinct: The educational precinct, located in Doornfontein and bordered by Saratoga Avenue, the railway edge, the Sivewright expressway and Nugget Street, intends to focus on the city's student population. There are currently an estimated 7 500 students in the area.

The complex Thabani falls within the vibrant Bezuidenhout mixed-use precinct, this precinct will aim at upgrading the local neighbourhoods. Plans include hotels, offices, retail space and residential developments.

It is located south-east of Miller Street up to Bezuidenhout Avenue, to Bertrams Road and is bounded by the railway line on the south-west. It also includes part of New Doornfontein and Troyeville.

An iconic building on the corner of Bezuidenhout Avenue and Bertrams Road, to be called the Bezuidenhout/Bertrams Gateway, will act as a landmark, signalling the entrance to the area.

Bezuidenhout Square will be developed into a public square with an information centre and there will be a market for informal traders.

Voorhout Street will become the central spine for private developers. Developments for Voorhout Park include a central park, recreational and sporting facilities, public ablutions, lighting, artwork, restaurants, signage, street furniture, gateway elements and paving to accommodate parking during special events.

South Park Square will become a public space where visitors will be able to enter the Ellis Park stadium.

An underpass will link Miller Street to Angle Road, connecting the east and west of Doornfontein, with the development of Railway Square as a new precinct entrance.

Thabani is situated on Dawe Street; this street will be upgraded to four lanes, which will require sidewalk articulation and pedestrian crossing at Voorhout Street.

Location

29 Dawe Street, Troyville, Johannesburg

