



TRICOLT™

INVESTOR SHOWCASE



Investor Showcase

LUXURY PROPERTY DEVELOPMENTS

CONTACT INFORMATION

Specialising in luxury residential apartments, commercial and leisure properties across all spectrums.

Contact us: +27-11-483-3655 | Email: info@tricol.co.za

www.tricol.co.za

INTRODUCTION

Our Story



Tricol is a South African based development company that operates both locally and internationally. Tricol is celebrated as a leader in the dynamic and challenging property industry, delivering quality developments of the highest standard.

Specialising in luxury residential apartments as well as commercial and leisure properties across all spectrums. Our innovative and pioneering methods have placed them at the forefront of the industry.

Our team adopts a personal 'hands on' and proactive approach to every project with extreme attention to detail. It is this approach that delivers results and helps keep us on the cutting edge of the market.

After all, 'whatever good things we build, end up building us'

- Jim Rohn.

TIM KLOECK

- CEO -



INVESTOR SHOWCASE

Featured Developments

ELLIPSE WATERFALL

648 Luxury Apartments
Luna Club, Skybar, Restaurant
Business Centre, Trifit Gym
Spa & Wellness Centre
Gross Sales Value - R2 Billion

ONE ROSEBANK

592 Luxury Apartments
Skybar, Restaurant
Business Centre, Trifit Gym
Clubhouse, Leisure Pool
Gross Sales Value - R819 Million

BROOKFIELD AT ROYAL

292 Luxury Apartments
Two Award-Winning Golf Courses
Private Clubhouse, Old Oak Restaurant
Gym & Lifestyle Centre
Gross Sales Value - R700 Million

TREE TOPS HOUGHTON

131 Luxury Apartments
Private Clubhouse, Restaurant
Trifit Gym
Skydeck Entertainment Area
Gross Sales Value - R359 Million

Ellipse
WATERFALL

ELLIPSE WATERFALL

Ellipse is a new iconic high-rise luxury apartment development in the heart of Waterfall City, spread across four gleaming towers namely Galileo, Cassini, Newton and Kepler. The breathtaking architectural design at Ellipse Waterfall complements the beautiful modernity of Waterfall City.

- 648 Luxury Apartments
- Luna Club, Skybar, Restaurant
- Business Centre, Trifit Gym
- Spa & Wellness Centre
- Gross Sales Value - R2 Billion



PROUDLY DEVELOPED BY
ATTACQ **TRICOLT.**

CASSINI

KEPLER

GALILEO

NEWTON



Ellipse
NEWTON

SOLD OUT*

*3 Penthouses Available

Ellipse
KEPLER

SOLD OUT*

*2 Penthouses Available

Ellipse
CASSINI

SOLD OUT*

*2 Penthouses Available

Ellipse
GALILEO

NOW SELLING



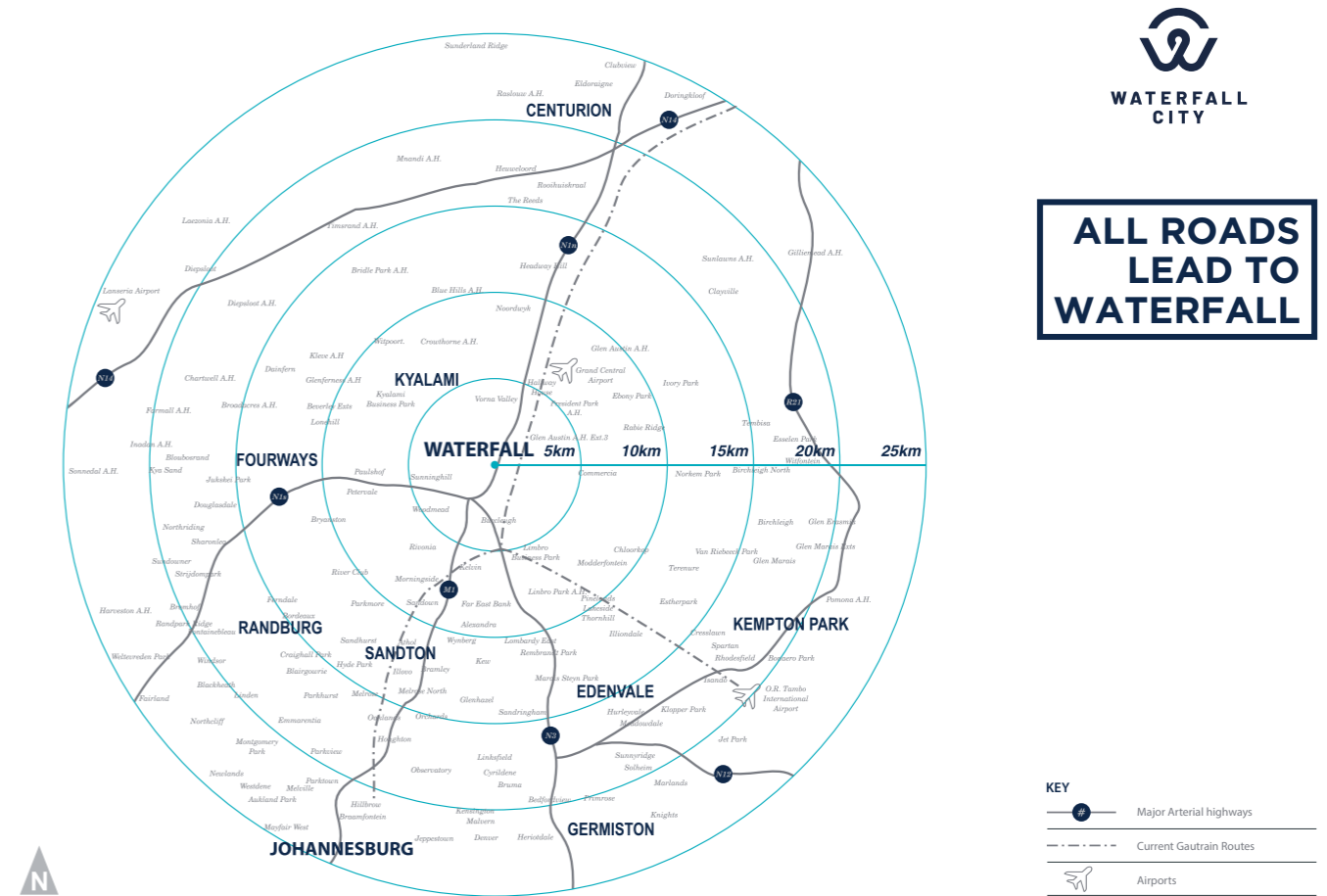
ELLIPSE WATERFALL Site Map & Locality

Strategically positioned in the heart of the award-winning Waterfall City, Ellipse is in close proximity to schools, shopping, fine dining and the business district. Ellipse Waterfall offers unparalleled luxury living in the fastest growing mixed-use precinct in Africa.

Waterfall City fully embraces urban mixed-use living, with residential, retail, hotels, a hospital and green spaces alongside commercial buildings and office parks. The entire city is centred around the Mall of Africa, the largest single-phase mall in Africa, where you'll find a host of great restaurants for business lunches or corporate entertainment. It is also home to the 1,2-hectare Waterfall City Park, the iconic 26-storey PwC Tower and Deloitte's new Africa headquarters. Join an esteemed group of industry leaders who have already chosen to make Waterfall City their home.

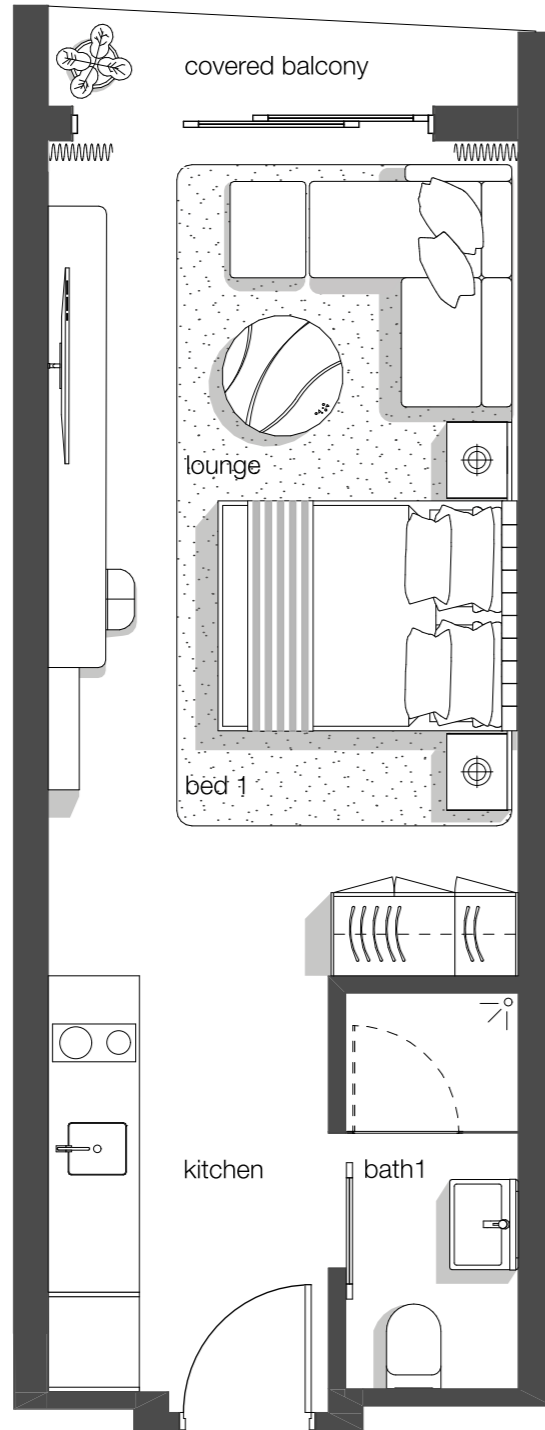


MACRO CONTEXT





EXECUTIVE SUITE (A)



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RENTAL GUARANTEE OPTION



Ellipse
WATERFALL

EXECUTIVE SUITE (A)

INTERNAL	29 m ²
COVERED BALCONY	2 - 3 m ²
TOTAL AREA	31 - 32 m ²

Cost of Furniture Pack incl. AC	R 155,000
Apartment Sale Price	R 1,431,000
Total Cost	R 1,586,000
Bond Repayment @ 10.75% (R50,000 deposit, excludes Furniture Pack)	R 13,896
Gross Yield	10.2%
Net Yield (Levy @ R1 397 & R400 for rates)	8.9%

* Optional Furnishing Packages Available.

GUARANTEED RENTAL INCOME

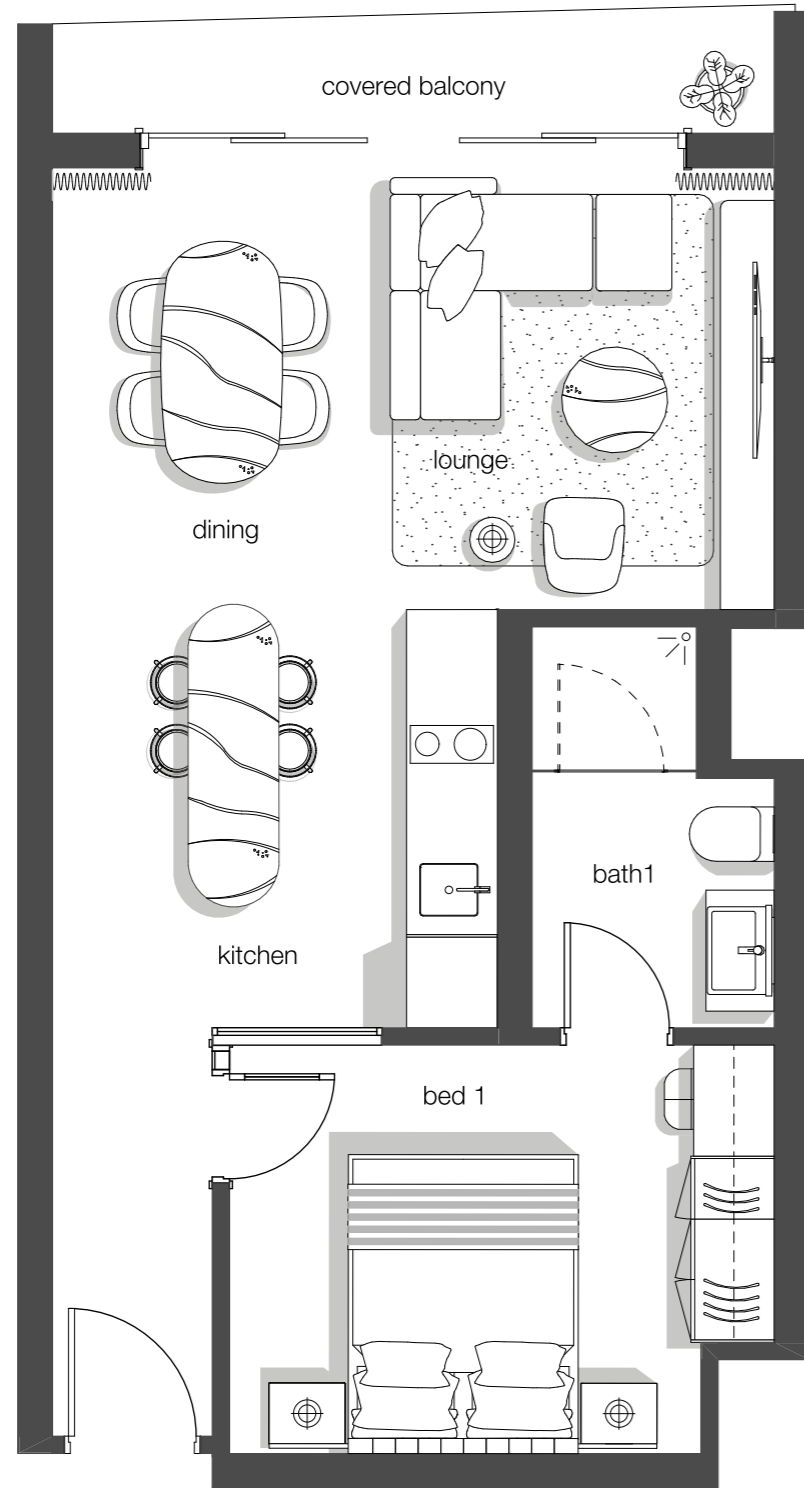
Year 1	Year 2	Year 3
R 13,500	R 14,040	R 14,602

* Independent 3rd Party Offering.

PROUDLY DEVELOPED BY

ATTACQ TRICOLT

EXECUTIVE 1 BEDROOM (A), EN-SUITE



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EXECUTIVE 1 BEDROOM, EN-SUITE



RENTAL GUARANTEE OPTION



Ellipse
WATERFALL

EXECUTIVE 1 BEDROOM (A),
EN-SUITE

INTERNAL	44 m ²
COVERED BALCONY	5 m ²
TOTAL AREA	49 m²

Cost of Furniture Pack incl. AC	R 190,000
Apartment Sale Price	R 2,031,000
Total Cost	R 2,221,000
Bond Repayment @ 10.75% (R50,000 deposit, excludes Furniture Pack)	R 19,933
Gross Yield	7.5%
Net Yield (Levy @ R1 904 & R600 for rates)	6.1%

* Optional Furnishing Packages Available.

GUARANTEED RENTAL INCOME

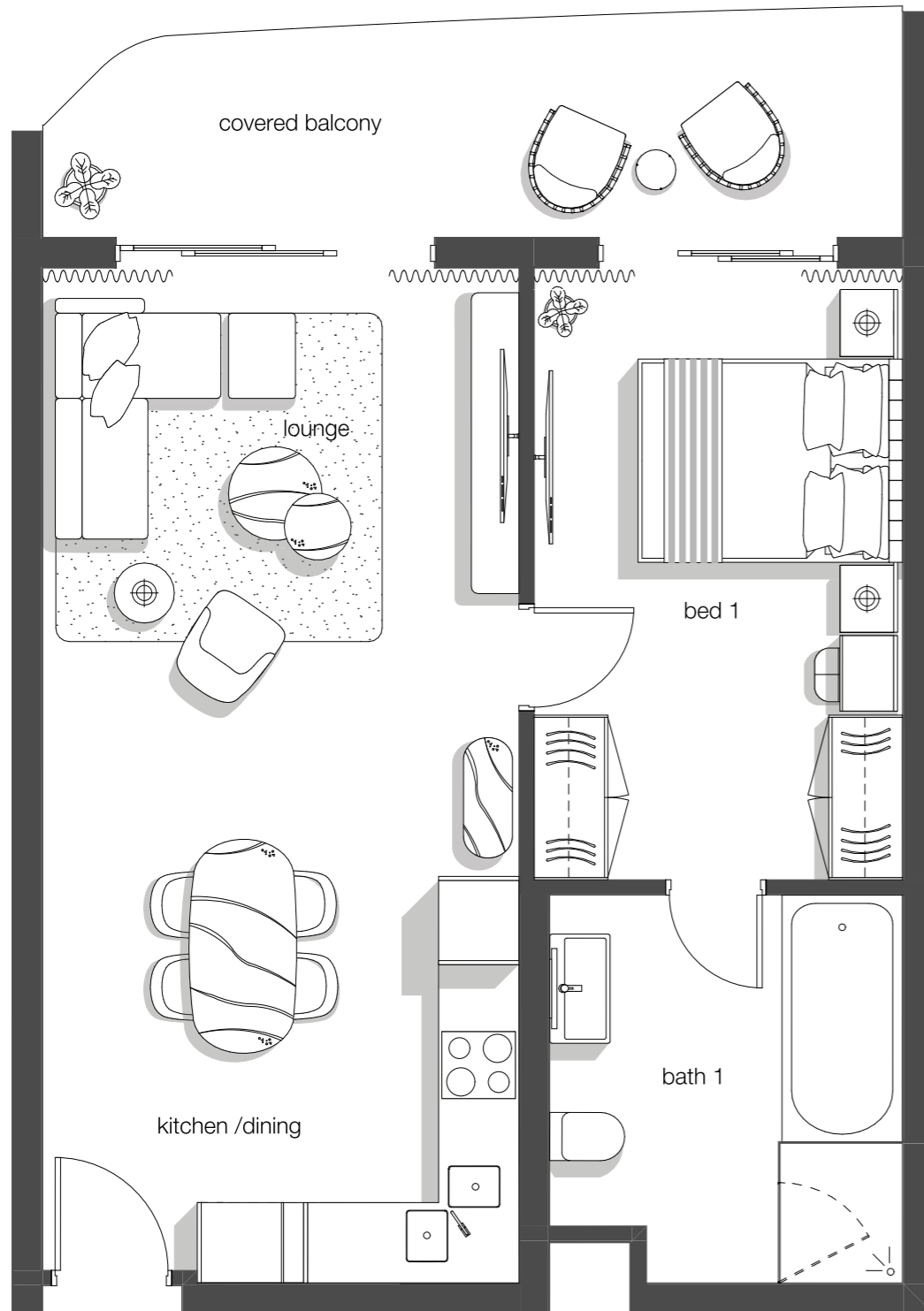
Year 1	Year 2	Year 3
R 13,800	R 14,352	R 14,926

* Independent 3rd Party Offering.

PROUDLY DEVELOPED BY

ATTACQ TRICOLT

1 BEDROOM (A), EN-SUITE



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1 BEDROOM, EN-SUITE



RENTAL GUARANTEE OPTION



Ellipse
WATERFALL

1 BEDROOM (A), EN-SUITE

INTERNAL	53 m ²
COVERED BALCONY	6 - 12 m ²
TOTAL AREA	59 - 65 m²

Cost of Furniture Pack incl. AC	R 230,000
Apartment Sale Price	R 2,342,000
Total Cost	R 2,572,000
Bond Repayment @ 10.75% (R50,000 deposit, excludes Furniture Pack)	R 23,062
Gross Yield	7.7%
Net Yield (Levy @ R2 201 & R900 for rates)	6.3%

* Optional Furnishing Packages Available.

GUARANTEED RENTAL INCOME

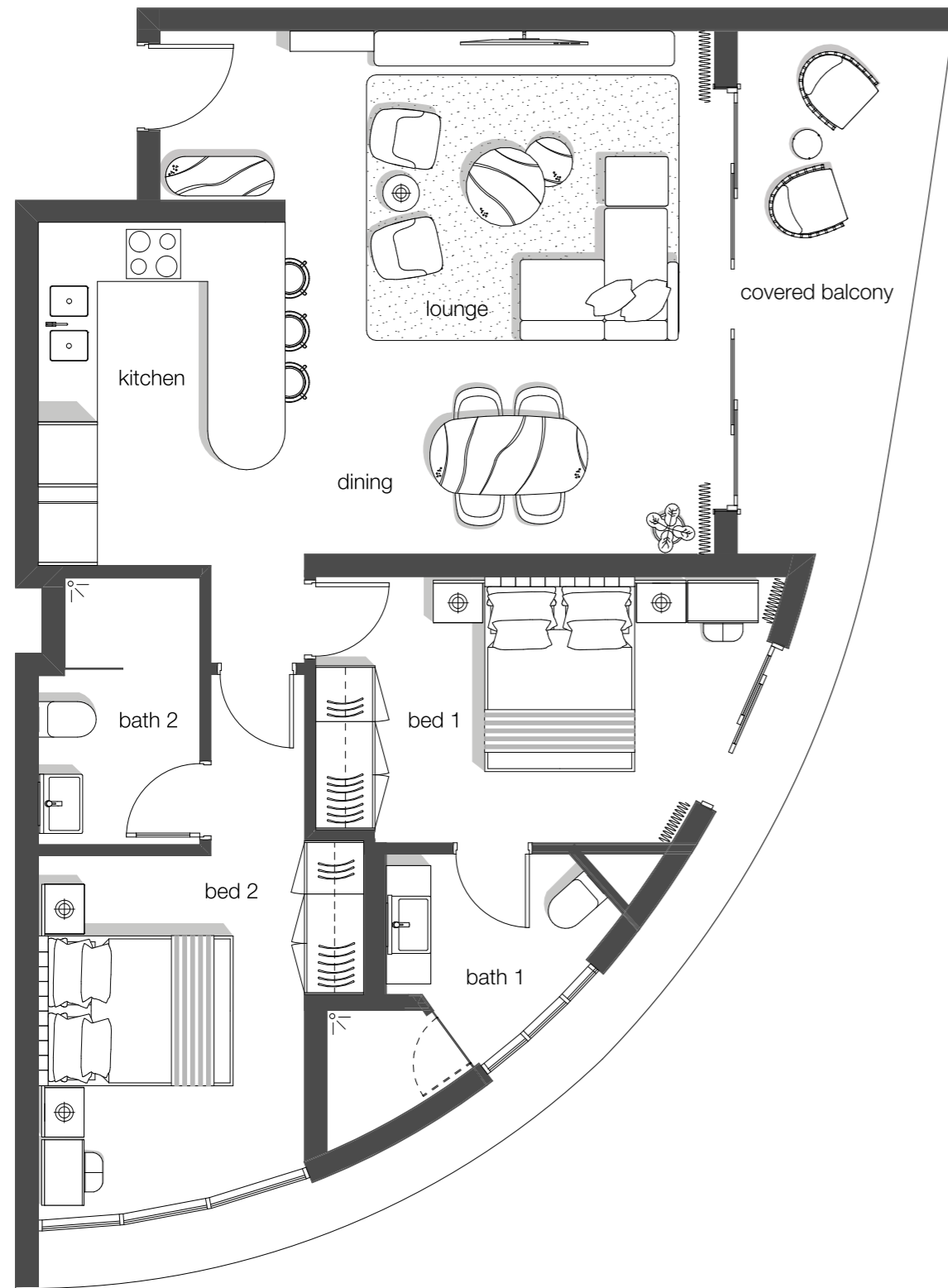
Year 1	Year 2	Year 3
R 16,520	R 17,181	R 17,868

* Independent 3rd Party Offering.

PROUDLY DEVELOPED BY

ATTACQ TRICOLT

2 BEDROOM (F), EN-SUITE



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RENTAL GUARANTEE OPTION



Ellipse
WATERFALL

2 BEDROOM (F), EN-SUITE

INTERNAL	77 m ²
COVERED BALCONY	11 - 21 m ²
TOTAL AREA	88 - 98 m ²

Cost of Furniture Pack incl. AC	R 290,000
Apartment Sale Price	R 3,397,000
Total Cost	R 3,652,000
Bond Repayment @ 10.75% (R50,000 deposit, excludes Furniture Pack)	R 33,678
Gross Yield	6.7%
Net Yield (Levy @ R3 174 & R899 for rates)	5.4%

* Optional Furnishing Packages Available.

GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 20,680	R 21,507	R 22,367

* Independent 3rd Party Offering.

PROUDLY DEVELOPED BY

ATTACQ TRICOLT™



PRICING INFORMATION

UNIT TYPE GALILEO	SIZE (m ²)	PRICE RANGE	NUMBER OF UNITS	% MIX (648)	Units Available
Executive Suite	31m ² - 33m ²	R1,431,000 - R1,532,000	55	9%	2
Executive 1 Bedroom En-suite	48m ²	R2,031,000	190	29%	2
1 bedroom En-suite	64m ²	R2,342,000 - R2,692,000	155	23%	21
2 bedroom En-suite	97m ²	R3,397,000 - R3,957,000	220	34%	41
2 Bedroom Penthouse En-suite	189m ²	R7,700,000	10	2%	1
3 Bedroom Penthouse En-suite	161m ² - 386m ²	R8,100,000 - R15,878,000	18	3%	7
			648		74

PURCHASE 5 UNITS

RECEIVE A 3% DISCOUNT

PURCHASE 20 UNITS

RECEIVE A 5% DISCOUNT

PURCHASE 10+ UNITS

RECEIVE A 4% DISCOUNT

PURCHASE 40+ UNITS

RECEIVE A 7.5% DISCOUNT

Free Levies for 12 months, if finance is secured within 30 days from the date of signature of the Sales Agreement.



ELLIPSE WATERFALL

Guaranteed Rental Offering



Ellipse
WATERFALL

EXECUTIVE
HOTEL APARTMENT GROUP

KEY BENEFITS

We understand that property investments yield strong returns through lower risk, however, should your tenant not have an appreciation for your investment, the result of which can be costly. We therefore offer a solution that has the best following benefits:

- ✓ A 3-year Lease agreement with rental returns and 3-6 year renewal option
- ✓ Fixed annual rental increases of 4%
- ✓ No vacancies or management fees
- ✓ Complete management of your asset
- ✓ Well suited for self-managed Investment



GENERAL

RENTAL PERIOD	FURNISHINGS	INTERIOR DESIGN
Our lease model provides owner investors with a rental income for a period of 3 - 10 years, combined with the added advantage of the day-to-day management of their investment, offering a hassle-free tenant solution.	Given the standard of excellence at Ellipse Executive Apartments, the furnishings of the units are carefully selected to attract high-quality tenants and ensure the long-term performance of your asset.	Our highly skilled interior designers ensure that the look, feel and quality of the furnishings are of the highest standard and at the best possible prices by buying in bulk, the benefits of which are passed on to you, the Landlord.

MONTHLY RENTALS GALILEO

DESCRIPTION	EXEC SUITE	EXEC ONE BED	ONE BEDROOM	TWO BEDROOM
Monthly Rental	R 13 500.00	R 13 800.00	R 16 520.00	R 20 680.00
Furnishing Cost incl. AC	R 155 000.00	R 190 000.00	R 230 000.00	R 290 000.00

EXECUTIVE SUITE



Cost of Furniture Pack incl. AC	R 155,000
Apartment Sale Price	R 1,431,000
Total Cost	R 1,586,000
Bond Repayment @ 10.75% (R50,000 deposit, excludes Furniture Pack)	R 13,896
Gross Yield	10.2%
Net Yield	8.9%
<small>(Levy @ R1 397 & R400 for rates)</small>	

* Optional Furnishing Packages Available.

GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 13,500	R 14,040	R 14,602

* Independent 3rd Party Offering.

EXEC 1 BEDROOM (A) EN-SUITE



Cost of Furniture Pack incl. AC	R 190,000
Apartment Sale Price	R 2,031,000
Total Cost	R 2,221,000
Bond Repayment @ 10.75% (R50,000 deposit, excludes Furniture Pack)	R 19,933
Gross Yield	7.5%
Net Yield	6.1%
<small>(Levy @ R1 904 & R600 for rates)</small>	

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GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 13,800	R 14,352	R 14,926

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1 BEDROOM (A), EN-SUITE



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GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 16,520	R 17,181	R 17,868

* Independent 3rd Party Offering.

2 BEDROOM (F), EN-SUITE



Cost of Furniture Pack incl. AC	R 290,000
Apartment Sale Price	R 3,397,000
Total Cost	R 3,652,000
Bond Repayment @ 10.75% (R50,000 deposit, excludes Furniture Pack)	R 33,678
Gross Yield	6.7%
Net Yield	5.4%
<small>(Levy @ R3 174 & R899 for rates)</small>	

* Optional Furnishing Packages Available.

GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 20,680	R 21,507	R 22,367

* Independent 3rd Party Offering.

Ellipse

WATERFALL

WATERFALL CITY

It is our vision with Ellipse to create an iconic high-rise residential development that surpasses any other in South Africa, in terms of luxury living, architectural beauty and environmental advancements in the heart of Waterfall City, the fastest growing mixed-use precinct in Africa.

We would like to welcome you to your new home.

- Attacq CEO

Jackie van Niekerk

- TricolTM Group Chairman

Tim Kloek



KENT GUSH
PROPERTIES

Sales: 0861 882 882
Email: info@tricol.co.za
Website: www.ellipsewaterfall.co.za

PROUDLY DEVELOPED BY
ATTACQ **TRICOLT**

ONE

ROSEBANK

ONE ROSEBANK

This exclusive selection of sophisticated residences offers 6 storeys of 280 units, 7 storeys of 130 units, 7 storeys of 157 units and 4 storeys of 36 units of elevated luxury living – where luxury meets art and design – thanks to Tricolt – exceptional design and personal services, unprecedented levels of exclusivity and a world-class development set to redefine luxury in the heart of Rosebank.

- 592 Luxury Apartments
- Skybar, Restaurant
- Business Centre, Trifit Gym
- Clubhouse, Leisure Pool
- Gross Sales Value - R819 Million



Rosebank - The Walkable City.



ONE ROSEBANK
Site Map & Locality

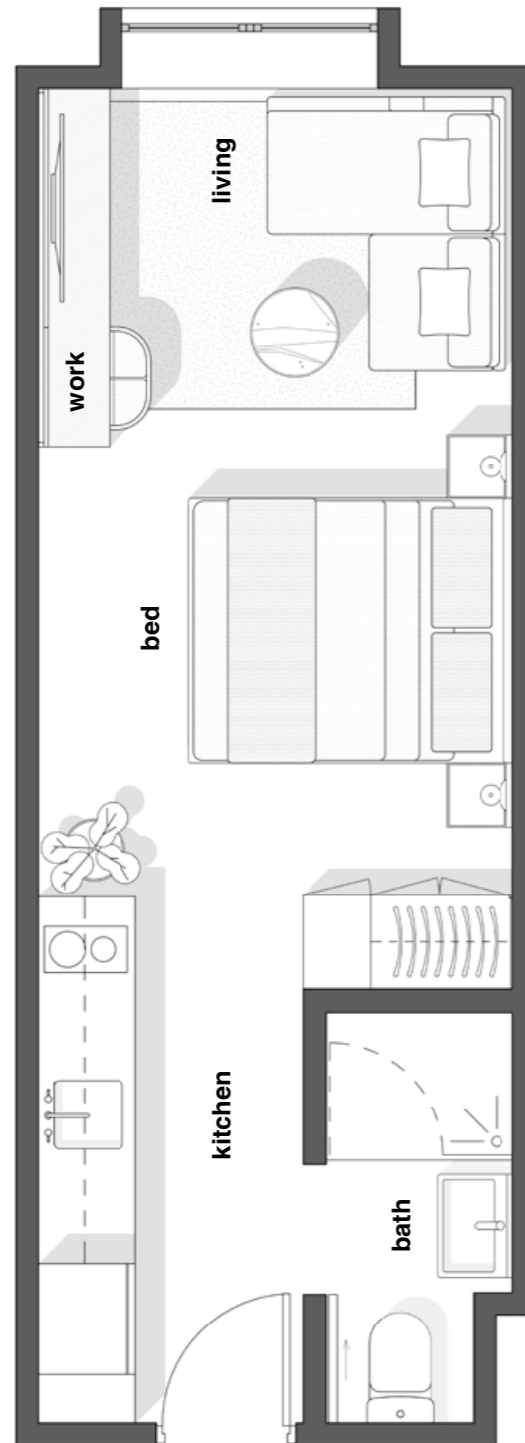
One Rosebank's prime position places Rosebank Mall and The Zone easily within reach, while a short stroll to the Gautrain connects you to the world in minutes. **One Rosebank sits at the heart of it all.**

Featuring high-end shopping, gourmet restaurants, art galleries, a thriving nightlife and a host of trendy cafés, bars and clubs. Rosebank has forged a reputation as the premium destination for professionals, celebrities and designers.





EXECUTIVE SUITE (A)



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EXECUTIVE SUITE

RENTAL GUARANTEE OPTION



ONE
ROSEBANK

EXECUTIVE SUITE (A)

INTERNAL	25 m ²
TOTAL AREA	25 m ²

Cost of Furniture Pack	R 150,000
Cost of Appliances & AC	R 75,600
Apartment Sale Price	R 995,000
Total Cost	R 1,220,600
Bond Repayment @ 10.75% (R50,000 deposit, Incl. Appliances & AC, Excl Furniture Pack)	R 10,269
Gross Yield	8.8%
Net Yield (Levy @ R920 & R400 for rates)	7.6%

* Optional Furnishing Packages Available.

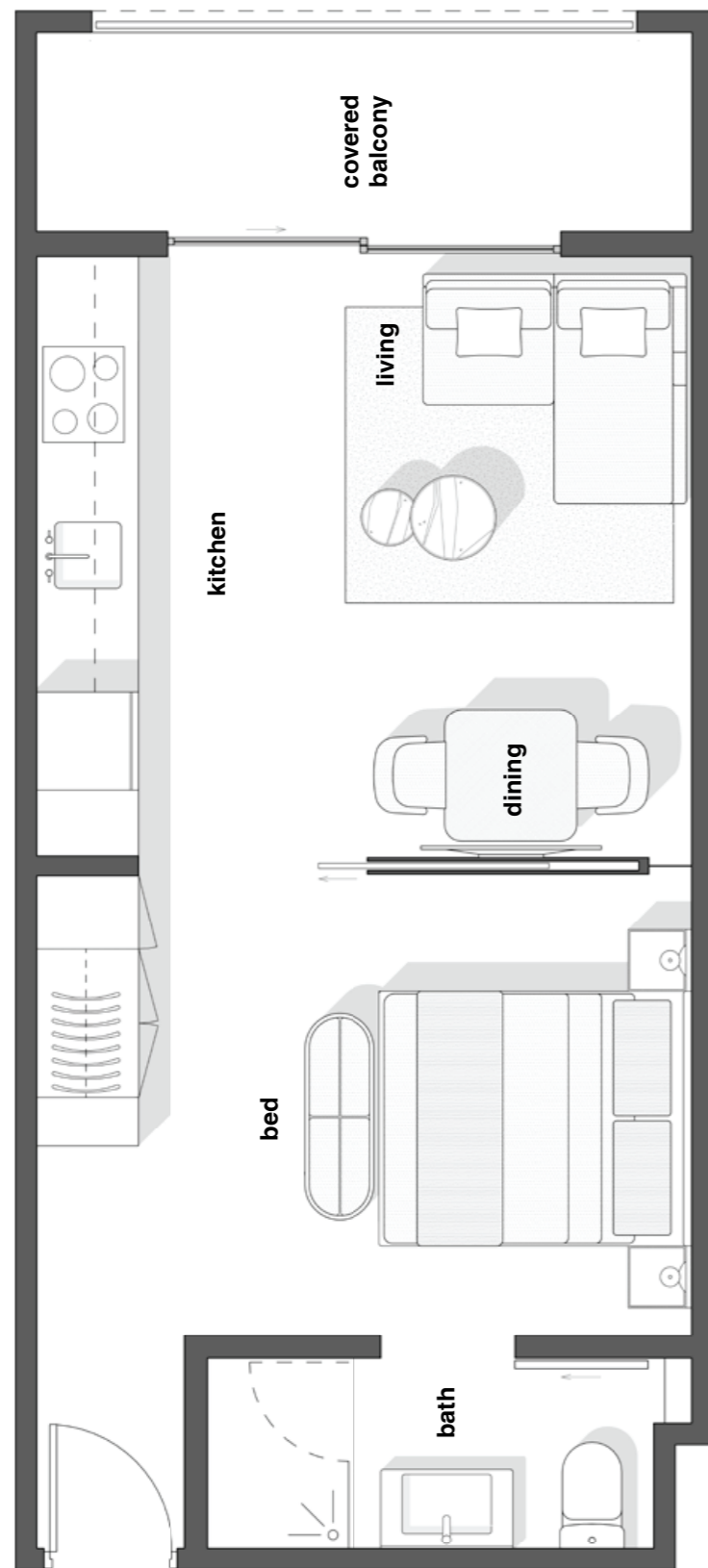
GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 9,000	R 9,360	R 9,734

* Independent 3rd Party Offering.



1 BEDROOM (D), EN-SUITE



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RENTAL GUARANTEE OPTION



ONE
ROSEBANK

1 BEDROOM (D), EN-SUITE

INTERNAL	34 m ²
COVERED BALCONY	6 m ²
TOTAL AREA	40 m²

Cost of Furniture Pack	R 180,000
Cost of Appliances & AC	R 75,600
Apartment Sale Price	R 1,367,000
Total Cost	R 1,622,600
Bond Repayment @ 10.75%	R 14,013
<small>(R50,000 deposit, Incl. Appliances & AC, Excl Furniture Pack)</small>	
Gross Yield	7.4%
Net Yield	5.9%
<small>(Levy @ R1 400 & R600 for rates)</small>	

* Optional Furnishing Packages Available.

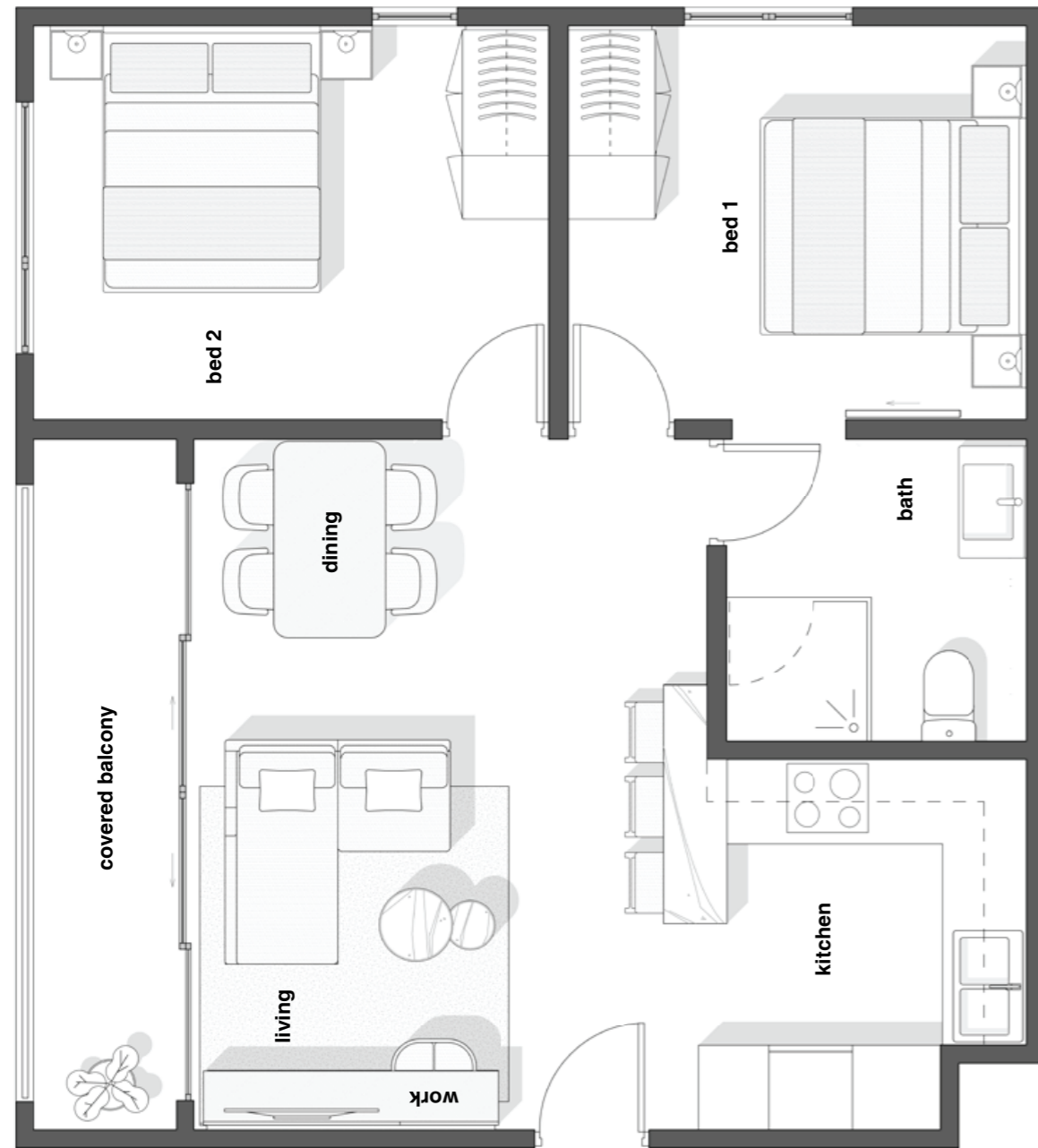
GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 10,000	R 10,400	R 10,816

* Independent 3rd Party Offering.



2 BEDROOM (B), 1 BATHROOM



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2 BEDROOM, 1 BATHROOM

ONE
ROSEBANK

2 BEDROOM (B), 1 BATHROOM

INTERNAL	54 m ²
COVERED BALCONY	7 m ²
TOTAL AREA	61 m²

RENTAL GUARANTEE OPTION



Cost of Furniture Pack	R 275,000
Cost of Appliances & AC	R 106,000
Apartment Sale Price	R 1,963,000
Total Cost	R 2,344,000
Bond Repayment @ 10.75%	R 20,315
(R50,000 deposit, Incl. Appliances & AC, Excl Furniture Pack)	
Gross Yield	7.2%
Net Yield	5.6%
(Levy @ R2 080 & R900 for rates)	

* Optional Furnishing Packages Available.

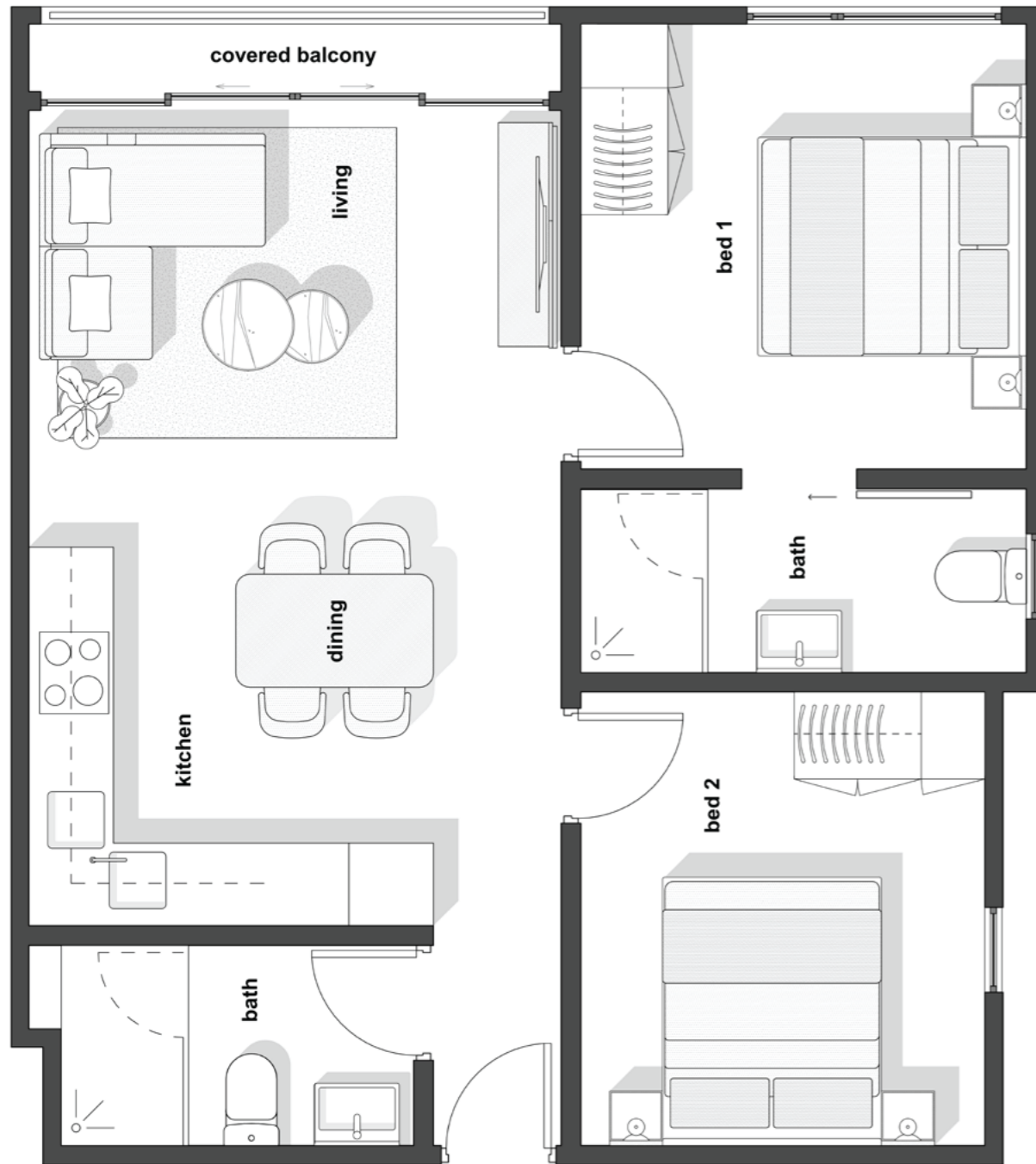
GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 14,000	R 14,560	R 15,142

* Independent 3rd Party Offering.



2 BEDROOM (K), 2 BATHROOM



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RENTAL GUARANTEE OPTION



ONE
ROSEBANK

2 BEDROOM (K), 2 BATHROOM

INTERNAL	58 m ²
COVERED BALCONY	3 m ²
TOTAL AREA	61 m²

Cost of Furniture Pack	R 280,000
Cost of Appliances & AC	R 106,000
Apartment Sale Price	R 2,185,000
Total Cost	R 2,571,000
Bond Repayment @ 10.75%	R 22,549
(R50,000 deposit, Incl. Appliances & AC, Excl Furniture Pack)	
Gross Yield	7.0%
Net Yield	5.4%
(Levy @ R2 440 & R899 for rates)	

* Optional Furnishing Packages Available.

GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 15,000	R 15,600	R 16,224

* Independent 3rd Party Offering.



ONE

ROSEBANK



PRICING INFORMATION

UNIT TYPE (Phase 1)	SIZE (m ²)	ESTIMATED RENTAL	PRICE RANGE	NUMBER OF UNITS	% MIX (396)	Units Available
Executive Suite	25m ² – 36m ²	R9,000	R995,000 – R1,225,000	172	43%	77
1 Bedroom En-suite	35m ² – 50m ²	R10,000	R1,367,000 – R1,562,000	172	43%	22
2 bedroom En-suite	52m ² – 61m ²	R14,000	R1,963,000 – R2,094,000	34	9%	9
2 bedroom 2 Bath	61m ² – 80m ²	R15,000	R2,185,000 – R2,631,000	18	5%	1
				396		109

PURCHASE 5 UNITS

RECEIVE A 3% DISCOUNT

PURCHASE 20 UNITS

RECEIVE A 5% DISCOUNT

PURCHASE 10+ UNITS

RECEIVE A 4% DISCOUNT

PURCHASE 40+ UNITS

RECEIVE A 7.5% DISCOUNT

Free Levies for 12 months, if finance is secured within 30 days from the date of signature of the Sales Agreement.



ONE ROSEBANK

Guaranteed Rental Offering



KEY BENEFITS

We understand that property investments yield strong returns through lower risk, however, should your tenant not have an appreciation for your investment, the result of which can be costly. We therefore offer a solution that has the best following benefits:

- ✓ A 3-year Lease agreement with rental returns and 3-6 year renewal option
- ✓ Fixed annual rental increases of 4%
- ✓ No vacancies or management fees
- ✓ Complete management of your asset
- ✓ Well suited for self-managed Investment



GENERAL

RENTAL PERIOD	FURNISHINGS	INTERIOR DESIGN
Our lease model provides owner investors with a rental income for a period of 3 - 10 years, combined with the added advantage of the day-to-day management of their investment, offering a hassle-free tenant solution.	Given the standard of excellence at One Rosebank, the furnishings of our luxury apartments are carefully selected to attract high-quality tenants and ensure the long-term performance of your asset.	Our highly skilled interior designers ensure that the look, feel and quality of the furnishings are of the highest standard and at the best possible prices by buying in bulk, the benefits of which are passed on to you, the Landlord.

MONTHLY RENTALS

DESCRIPTION	EXECUTIVE SUITE	ONE BEDROOM	TWO BED ONE BATH	TWO BED TWO BATH
Monthly Rental	R 9 000.00	R 10 000.00	R 14 000.00	R 15 000.00
Furnishing Cost	R 150 000.00	R 180 000.00	R 275 000.00	R 280 000.00

ONE
ROSEBANK

EXECUTIVE
HOTEL APARTMENT
GROUP

EXEC SUITE



Cost of Furniture Pack	R 150,000
Cost of Appliances & AC	R 75,600
Apartment Sale Price	R 995,000
Total Cost	R 1,220,600
Bond Repayment @ 10.75% (R50,000 deposit, Incl. Appliances & AC, Excl Furniture Pack)	R 10,269
Gross Yield	8.8%
Net Yield (Levy @ R920 & R400 for rates)	7.6%

* Optional Furnishing Packages Available.

GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 9,000	R 9,360	R 9,734

* Independent 3rd Party Offering.

1 BEDROOM



Cost of Furniture Pack	R 180,000
Cost of Appliances & AC	R 75,600
Apartment Sale Price	R 1,367,000
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GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 10,000	R 10,400	R 10,816

* Independent 3rd Party Offering.

2 BEDROOM 1 BATHROOM



Cost of Furniture Pack	R 275,000
Cost of Appliances & AC	R 106,000
Apartment Sale Price	R 1,963,000
Total Cost	R 2,344,000
Bond Repayment @ 10.75% (R50,000 deposit, Incl. Appliances & AC, Excl Furniture Pack)	R 20,315
Gross Yield	7.2%
Net Yield (Levy @ R2 080 & R900 for rates)	5.6%

* Optional Furnishing Packages Available.

GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
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2 BEDROOM 1 BATHROOM



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GUARANTEED RENTAL INCOME

Year 1	Year 2	Year 3
R 15,000	R 15,600	R 16,224

* Independent 3rd Party Offering.

ONE

ROSEBANK

One Rosebank is proudly developed by Tricolt, the leaders in luxury apartments in South Africa.

"One Rosebank will showcase all the hallmarks of a Tricolt development - a quality design, a property of lasting value, a great place to live, with consistent capital appreciation. Tricolt offers premium developments that build positive brand equity for our clients and customers."

- Tricolt™ Group Chairman



KENT
GUSH
PROPERTIES

Sales: 0861 626 626
Email: info@tricol.co.za
Website: www.onerosebank.co.za





BROOKFIELD
— *at Royal* —

BROOKFIELD AT ROYAL

Rarely does an opportunity arise to invest in a premium luxury development within the precincts of one of Johannesburg's most illustrious landmarks. Enjoy contemporary living in a beautiful parkland setting. Brookfield at Royal, the first luxury apartment development situated within the precincts of Royal Johannesburg Golf Club overlooking the fabled East Course.

- 292 Luxury Apartments
- Two Award-Winning Golf Courses
- Private Clubhouse, Old Oak Restaurant
- Gym & Lifestyle Centre
- Gross Sales Value - R700 Million



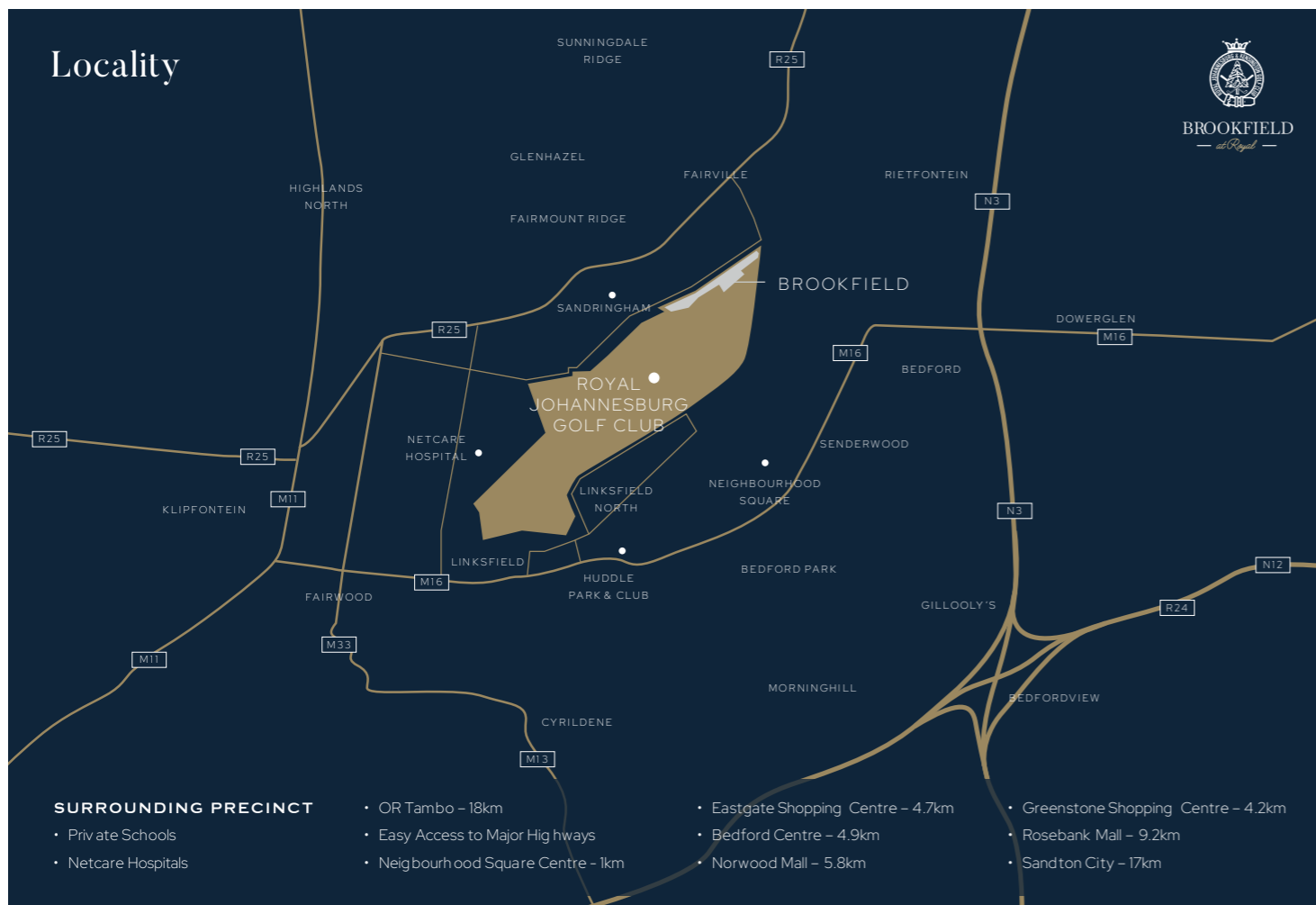
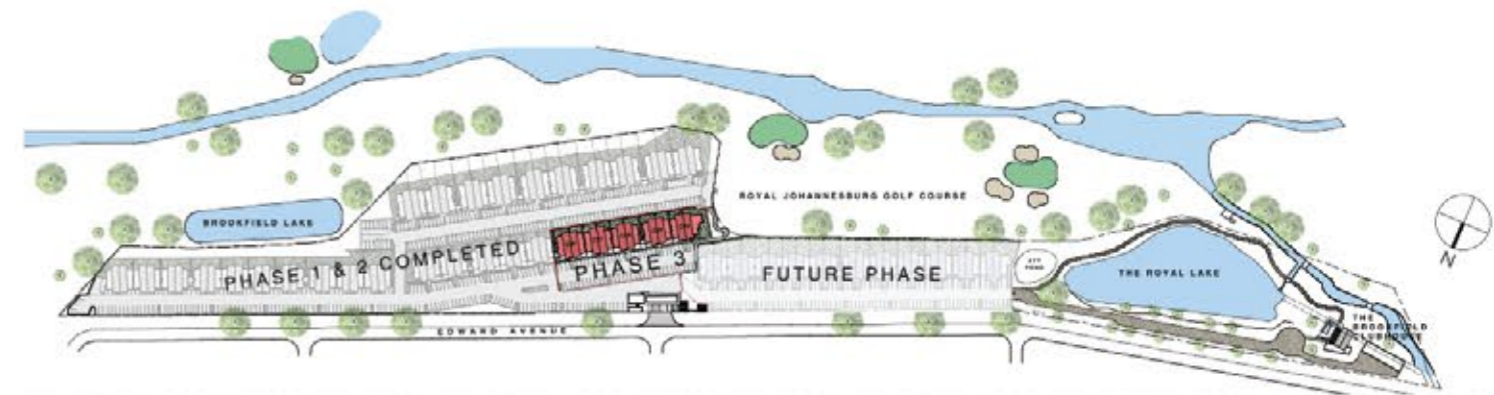


BROOKFIELD AT ROYAL

Site Map & Locality

Not only is Brookfield the first luxury apartment development at Royal Johannesburg Golf Club, it is in close proximity to a number of leading private schools, Netcare hospitals, shopping malls, restaurants, OR Tambo airport and many other amenities. Live a luxury lifestyle like no other at Brookfield.

Reminiscent of lavish countryside living, Brookfield was built on a cascading landscape ensuring every apartment enjoys stunning views. High ceilings, strategically placed glass doors and windows will invite in plenty of natural light to complete your unrivalled living experience at a royally titled Estate



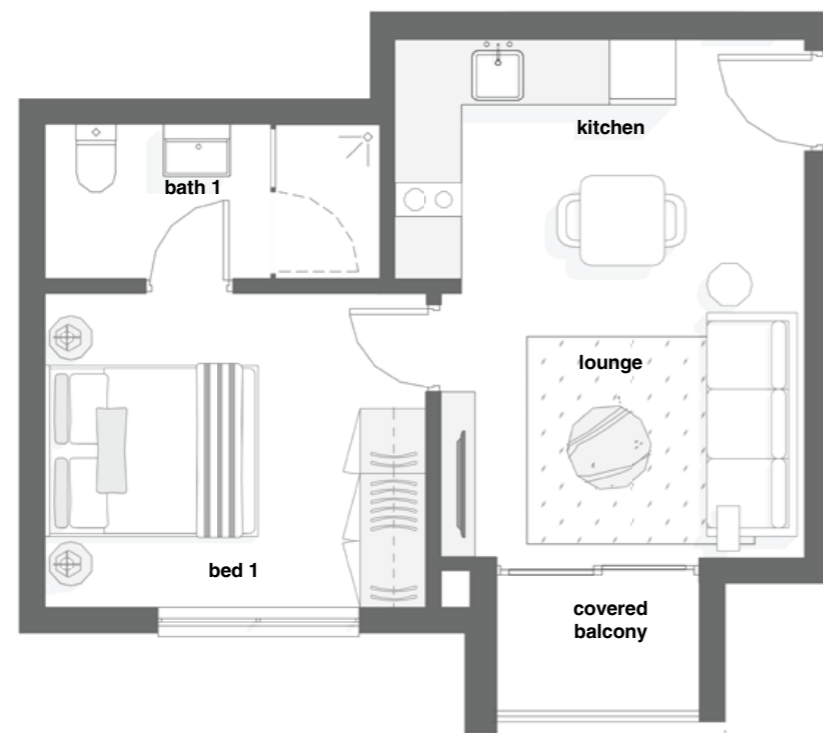
A DISTINGUISHED DESIGN INSPIRED BY A ROYAL COURSE

A SHARED LEGACY FOR THE FUTURE

At Brookfield, residents will enjoy access to Royal's award-winning golf courses, its legendary hospitality, meticulous attention to detail and state-of-the-art services, catering for the diverse requirements of modern living. Brookfield offers one, two and three bedroom configurations which start from 38m² up to 154m² penthouses. The development features superior finishes, expansive open-plan kitchens, patios with braai areas, balconies and gardens.

Our Heritage,
YOUR HOME

1 BEDROOM, EN-SUITE (E&F)



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INVESTMENT SUMMARY



BROOKFIELD
— at Royal —

1 BEDROOM, EN-SUITE (E&F)

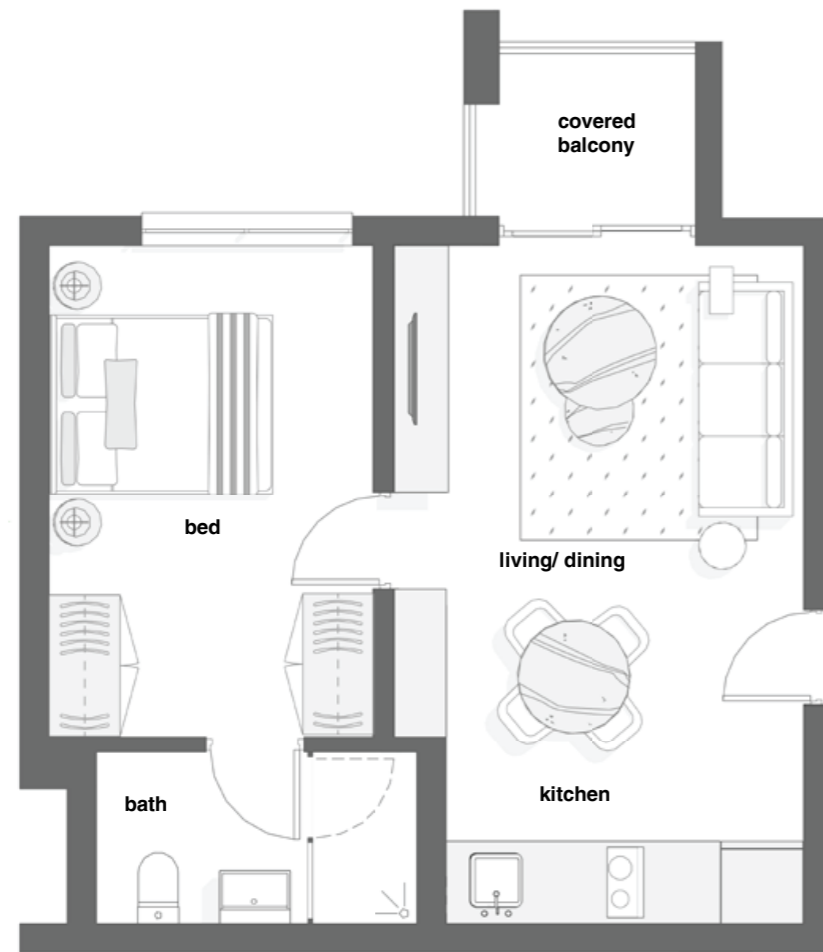
INTERNAL	35 m ²
COVERED BALCONY	2.5 m ²
TOTAL AREA	37.5 m²

Apartment Sale Price	R 1 195,000
Rental*	R 9,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 11,521
Gross Yield	9.0%
Net Yield (Levy @ R1 238 & R606 for rates)	7.1%

*Option to purchase with a Tricoltt vetted tenant in place.



1 BEDROOM, EN-SUITE (C&D)



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1 BEDROOM EN-SUITE

INVESTMENT SUMMARY



1 BEDROOM, EN-SUITE (C&D)

INTERNAL	43 m ²
COVERED PATIO	4 m ²
TOTAL AREA	47 m²



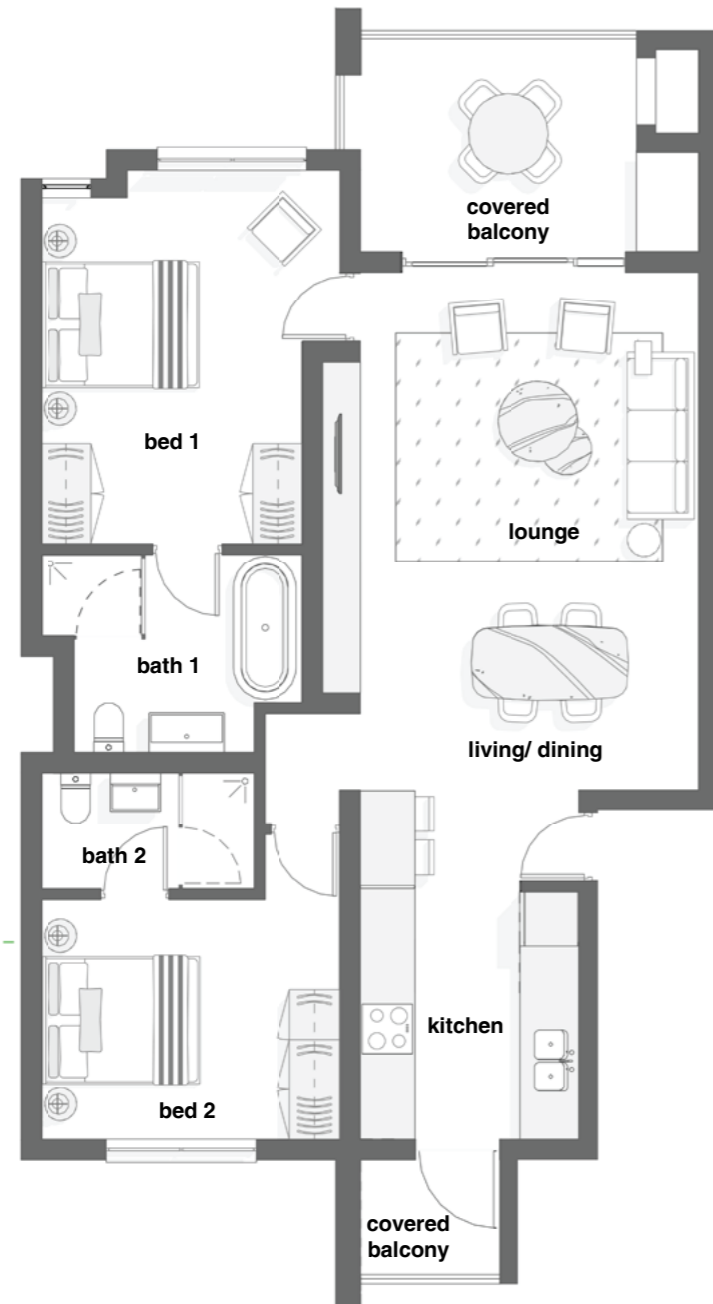
BROOKFIELD
— at Royal —

Apartment Sale Price	R 1,290,000
Rental*	R 9,500
Bond Repayment @ 10.75% (R50,000 deposit)	R 12,477
Gross Yield	8.8%
Net Yield (Levy @ R1 551 & R675 for rates)	6.7%

*Option to purchase with a Tricoltt vetted tenant in place.



2 BEDROOM EN-SUITE (A&B)



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2 BEDROOM EN-SUITE



INVESTMENT SUMMARY



BROOKFIELD
— at Royal —

2 BEDROOM, EN-SUITE (A&B)

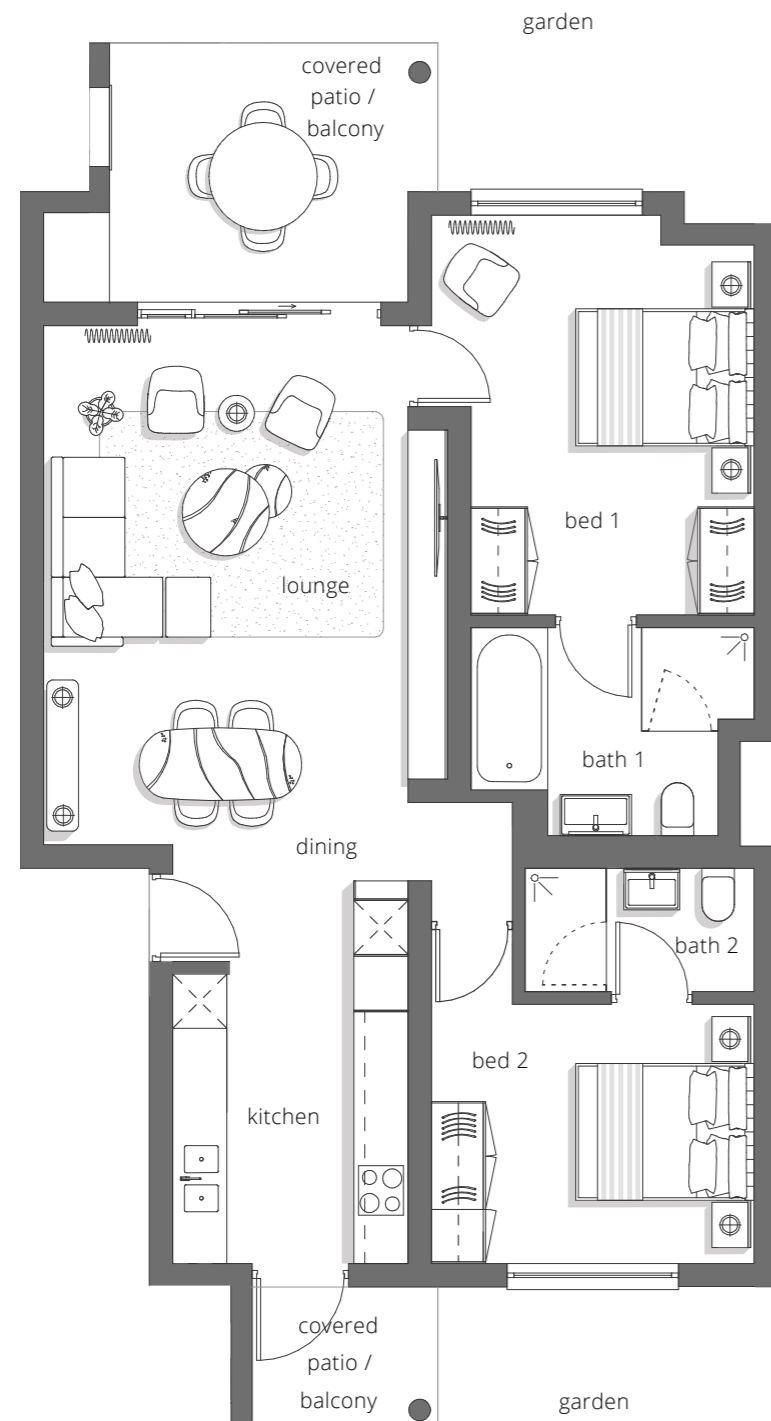
INTERNAL LOWER LEVEL	89 m ²
COVERED BALCONY	15 m ²
TOTAL AREA	104 m²

Apartment Sale Price	R 2 495,000
Rental*	R 20,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 24,602
Gross Yield	9.6%
Net Yield (Levy @ R3 432 & R1541 for rates)	7.2%

*Option to purchase with a Tricoltt vetted tenant in place.



2 BEDROOM SIMPLEX, GARDEN, EN-SUITE (A&B)



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2 BEDROOM SIMPLEX GARDEN

INVESTMENT SUMMARY



BROOKFIELD
— at Royal —

2 BEDROOM SIMPLEX,
GARDEN, EN-SUITE (A&B)

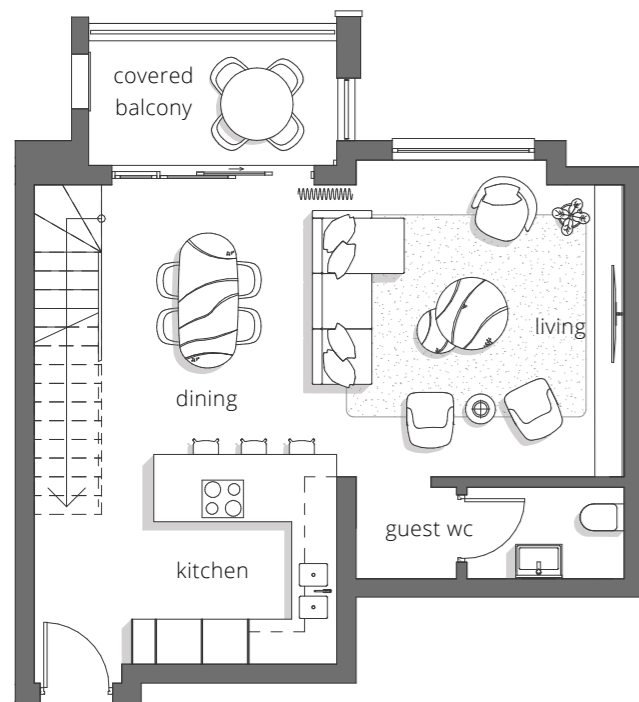
INTERNAL	89 m ²
COVERED PATIO	16 m ²
GARDEN APPROX (TYPE A ONLY)	41 m ²
TOTAL AREA	146 m²

*Type A is the ground floor unit.
Type B is the 1st floor unit.

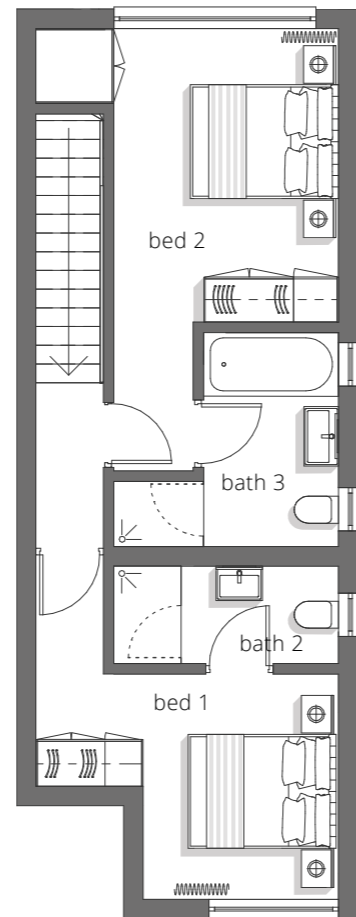


Apartment Sale Price	R 2,189,000
Rental	R 21,560
Bond Repayment @ 10.75% (R50,000 deposit)	R 21,523
Gross Yield	11.8%
Net Yield (Levy @ R3 465 & R1021 for rates)	9.3%

2 BEDROOM DUPLEX, EN-SUITE, PENTHOUSE (A)



LOWER LEVEL



UPPER LEVEL



2 BEDROOM DUPLEX PENTHOUSE

INVESTMENT SUMMARY



BROOKFIELD
— at Royal —

2 BEDROOM DUPLEX,
EN-SUITE, PENTHOUSE (A)

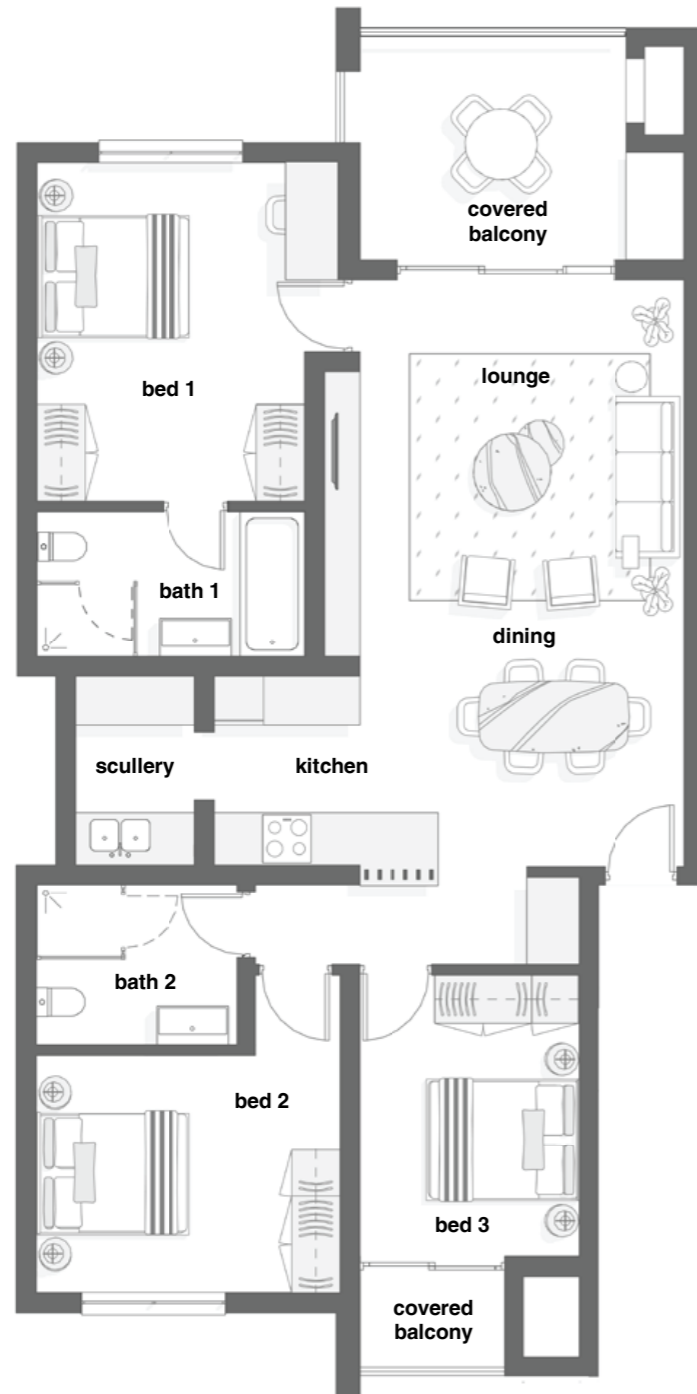
INTERNAL	104 m ²
COVERED BALCONY	8 m ²
TOTAL AREA	112 m²

Apartment Sale Price	R 2,499,000
Rental	R 23,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 24,642
Gross Yield	11.0%
Net Yield (Levy @ R3 696 & R1750 for rates)	8.4%

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3 BEDROOM, EN-SUITE



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INVESTMENT SUMMARY



BROOKFIELD
— at Royal —

3 BEDROOM, EN-SUITE

INTERNAL	108 m ²
COVERED PATIO	15 m ²
TOTAL AREA	123 m²

Apartment Sale Price	R 2,995,000
Rental	R 22,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 29,633
Gross Yield	7.3%
Net Yield (Levy @ R4 059 & R1899 for rates)	6.4%





PRICING INFORMATION

UNIT TYPE	SIZE (m ²)	PRICE RANGE	NUMBER OF UNITS	% MIX (217)	Available (with tenant)	Units Available (Vacant)
1 bedroom En-suite	38m ² – 60m ²	R995,000 – R1,660,000	69	32%	6	7
2 bedroom En-suite	104m ² – 252m ²	R2,189,000 – R3,799,000	93	43%	15	32
3 bedroom En-suite	123m ² – 174m ²	R2,995,000 – R3,899,000	55	25%	8	3
			217		29	42

PURCHASE 5 UNITS

RECEIVE A 3% DISCOUNT

PURCHASE 20 UNITS

RECEIVE A 5% DISCOUNT

PURCHASE 10+ UNITS

RECEIVE A 4% DISCOUNT

PURCHASE 40+ UNITS

RECEIVE A 7.5% DISCOUNT

Free Levies for 12 months, if finance is secured within 30 days from the date of signature of the Sales Agreement.



1 BEDROOM, EN-SUITE (E&F)



Apartment Sale Price	R 1 195,000
Rental*	R 9,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 11,521
Gross Yield	9.0%
Net Yield (Levy @ R1 238 & R606 for rates)	7.1%

*Option to purchase with a Tricoltt vetted tenant in place.

1 BEDROOM, EN-SUITE (C&D)



Apartment Sale Price	R 1,290,000
Rental*	R 9,500
Bond Repayment @ 10.75% (R50,000 deposit)	R 12,477
Gross Yield	8.8%
Net Yield (Levy @ R1 551 & R675 for rates)	6.7%

*Option to purchase with a Tricoltt vetted tenant in place.

2 BEDROOM EN-SUITE (A&B)



Apartment Sale Price	R 2 495,000
Rental*	R 20,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 24,602
Gross Yield	9.6%
Net Yield (Levy @ R3 432 & R1541 for rates)	7.2%

*Option to purchase with a Tricoltt vetted tenant in place.

2 BEDROOM SIMPLEX, GARDEN (A&B)



Apartment Sale Price	R 2,189,000
Rental	R 21,560
Bond Repayment @ 10.75% (R50,000 deposit)	R 21,523
Gross Yield	11.8%
Net Yield (Levy @ R3 465 & R1021 for rates)	9.3%

2 BEDROOM DUPLEX, PENTHOUSE (A)



Apartment Sale Price	R 2,499,000
Rental	R 23,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 24,642
Gross Yield	11.0%
Net Yield (Levy @ R3 696 & R1750 for rates)	8.4%

3 BEDROOM, EN-SUITE



Apartment Sale Price	R 2,995,000
Rental	R 22,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 29,633
Gross Yield	7.3%
Net Yield (Levy @ R4 059 & R1899 for rates)	6.4%



BROOKFIELD

— *at Royal* —

Brookfield at Royal is proudly developed by Tricoltt, the leaders in luxury apartments in South Africa.

We invite you to share in our legacy now and for future generations to appreciate.

At Brookfield, residents will enjoy access to Royal's award-winning golf courses, its legendary hospitality, meticulous attention to detail and state-of-the-art services, catering for the diverse requirements of modern living.

For the enlightened, living at Brookfield is so much more...

- Tricoltt™ Group Chairman

Tim Kreck



Sales: 0861 683 683
 Email: info@tricoltt.co.za
 Website: www.royaljkddevelopments.co.za



Tree Tops

HOUGHTON

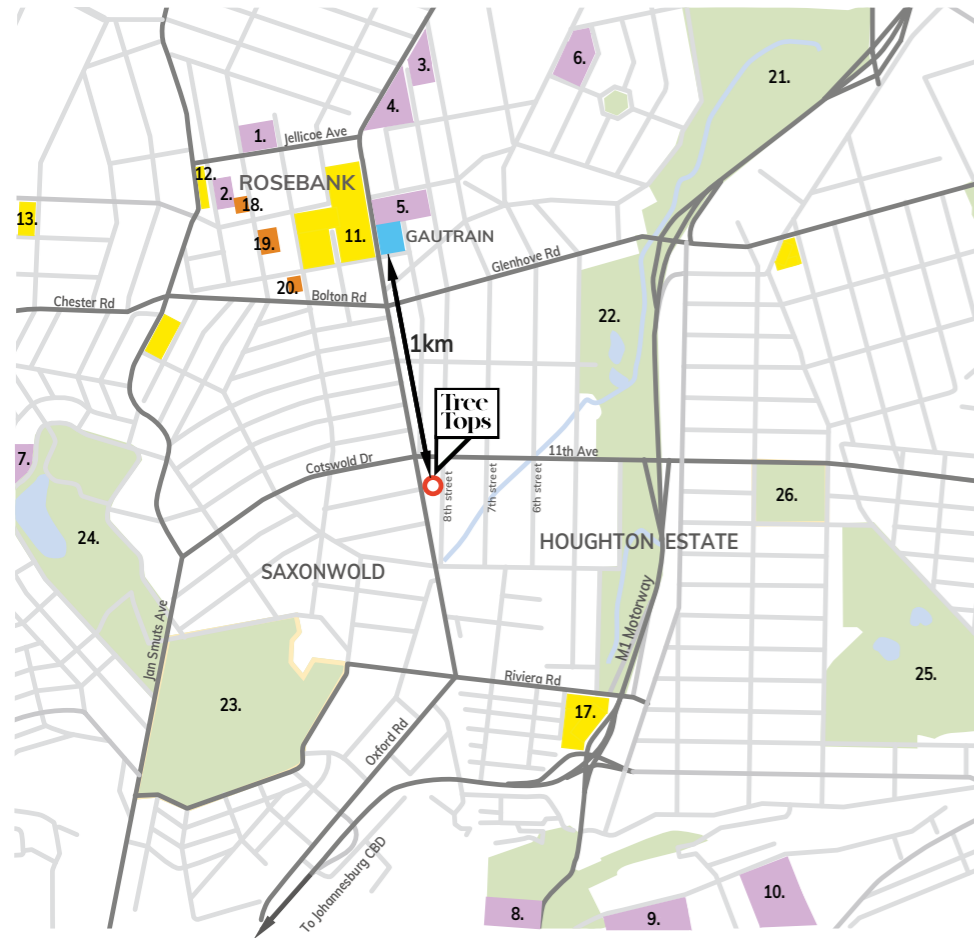
TREE TOPS HOUGHTON

Nestled perfectly between Houghton and Rosebank, Tree Tops sits on an elevation that overlooks the lush canopy of Johannesburg, providing a haven from urban life while remaining a mere 10-minute walk away from Rosebank's collection of trendy restaurants, boutique stores and entertainment offerings.

- 131 Luxury Apartments
- Private Clubhouse, Restaurant
- Trifit Gym
- Skydeck Entertainment Area
- Gross Sales Value - R359 Million



Micro Context



EDUCATION

1. Rosebank Primary
2. St. Teresa's School
3. Pridwin Preparatory School
4. St. Vincent School
5. Kingsmead College
6. Bellavista School
7. Jan Celliers Laerskool
8. Roedebeek School
9. St. Johns College
10. King Edward VII School

RETAIL

11. Rosebank Mall & The Zone
12. Keyes Art Mile
13. Parktown Corner
14. Dunkeld Shopping Centre
15. Illovo Junction
16. Melrose Arch Mall
17. Killarney Mall

SPORTS & RECREATION

18. James & Ethel Gray Park
19. Killarney Country Club
20. Johannesburg Zoo
21. Zoo Lake
22. Houghton Golf Club

MEDICAL & CIVIC

23. Rosebank Police Station
24. Rosebank Netcare Hospital
25. Rosebank Fire Station
26. Old Eds
27. Wanderers Golf Club

TREE TOPS HOUGHTON

Site Map & Locality

Discover the new standard in contemporary living at Tree Tops, offering the convenience of a modern apartment lifestyle in a welcoming and eclectic neighbourhood.

- Rosebank Mall
- Leading Schools
- 1km to M1
- Killarney Mall
- Blue Chip Companies
- 10-min walk from CBD
- Multiple Gyms
- Medical Centres
- Johannesburg Zoo

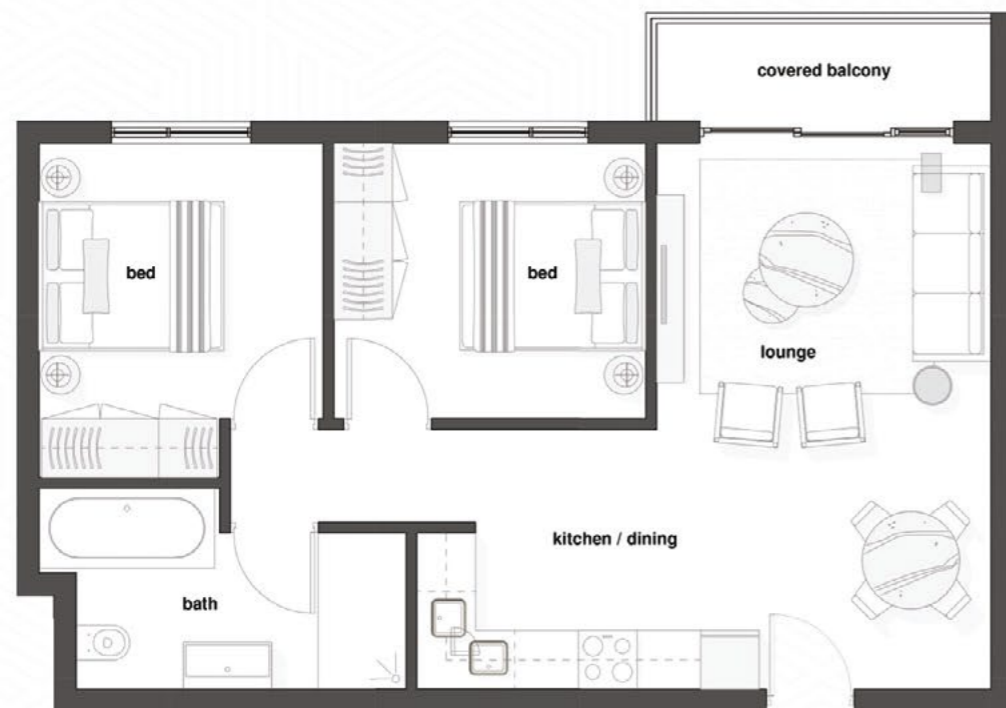
Tree
Tops
HOUGHTON

Site Layout





2 BEDROOM (S), 1 BATHROOM



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2 BEDROOM, 1 BATHROOM



INVESTMENT SUMMARY



**Tree
Tops**
HOUGHTON

2 BEDROOM (S), 1 BATHROOM

INTERNAL	60 m ²
COVERED BALCONY	4 m ²
TOTAL AREA	64 m²

Apartment Sale Price	R 2 299,000
Rental*	R 15,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 22,741
Gross Yield	7.8%
Net Yield (Levy @ R2 075 & R1052 for rates)	6.1%

*Option to purchase with a Tricoltt vetted tenant in place.



2 BEDROOM (G), 2 BATHROOM



2 BEDROOM 2 BATHROOM

INVESTMENT SUMMARY



**Tree
Tops**
HOUGHTON

2 BEDROOM (G), 2 BATHROOM

INTERNAL	80 m ²
COVERED BALCONY	10 m ²
TOTAL AREA	90 m²

Apartment Sale Price	R 2 835,000
Rental	R 19,800
Bond Repayment @ 10.75% (R50,000 deposit)	R 28,274
Gross Yield	8.4%
Net Yield (Levy @ R2 858 & R1361 for rates)	6.6%

*Option to purchase with a Tricoltt vetted tenant in place.

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PRICING INFORMATION

UNIT TYPE	SIZE (m ²)	PRICE RANGE	NUMBER OF UNITS	% MIX (131)	Available (with tenant)	Units Available (Vacant)
2 bedroom, 1 Bathroom	64m ² – 132m ²	R2,299,000 – R2,340,000	48	37%	1	1
2 bedroom, 2 Bathroom	84m ² – 106m ²	R2,745,000 – R2,950,000	66	50%	2	3
3 bedroom, 2 Bathroom	118m ² – 143m ²	R3,496,000 – R4,040,000	12	9%	5	0
3 bedroom Deluxe	226m ² – 280m ²	R7,382,000 – R7,650,000	5	4%	1	1
			131		9	5

PURCHASE 5 UNITS

RECEIVE A 3% DISCOUNT

PURCHASE 20 UNITS

RECEIVE A 5% DISCOUNT

PURCHASE 10+ UNITS

RECEIVE A 4% DISCOUNT

PURCHASE 40+ UNITS

RECEIVE A 7.5% DISCOUNT

Free Levies for 12 months, if finance is secured within 30 days from the date of signature of the Sales Agreement.



2 BEDROOM (S), 1 BATHROOM



Apartment Sale Price	R 2 299,000
Rental	R 15,000
Bond Repayment @ 10.75% (R50,000 deposit)	R 22,741
Gross Yield	7.8%
Net Yield (Levy @ R2 075 & R1052 for rates)	6.1%

*Option to purchase with a Tricolt vetted tenant in place.

2 BEDROOM (G), 2 BATHROOM



Apartment Sale Price	R 2 835,000
Rental	R 19,800
Bond Repayment @ 10.75% (R50,000 deposit)	R 28,274
Gross Yield	8.4%
Net Yield (Levy @ R2 858 & R1361 for rates)	6.6%

*Option to purchase with a Tricolt vetted tenant in place.

Tree Tops Houghton is proudly developed by Tricolt, the leaders in luxury apartments in South Africa.

We were inspired by Johannesburg, the city in a forest, when we conceived the Tree Tops development. Nestled in the suburb of Houghton, Tree Tops offers urban natural apartment living in a bustling metropolis and is in close proximity to all the amenities that the Rosebank precinct has to offer.

Welcome home to Tree Tops.

- Tricolt™ Group Chairman



Sales: 083 654 4131
 Email: info@tricolt.co.za
 Website: www.treetopshoughton.co.za



PROPERTY DEVELOPER

Tricolt Group is a pioneering property development company that has steadily built upon its initial successes to earn its status as a leader in the dynamic and challenging property industry.

Tricolt's impressive portfolio of prestigious and luxurious developments stands as testimony to the company's unrelenting pursuit of excellence. The Houghton, The Houghton Hotel – a member of the Leading Hotels of the World, Serengeti Estates, The Eye of Africa Golf and Residential Estate, Brookfield at Royal Johannesburg, Tree Tops Houghton and the coveted Ellipse Waterfall City are a few spectacular examples of Tricolt's dedication and commitment to meeting the challenges and opportunities of today's rapidly evolving marketplace.

Combining thoughtful location selection with meticulous attention to detail as well as a knack for knowing what works in the sector, Tim Kloock and his team at Tricolt Group continue to deliver high quality residential developments at a competitive price point.

CONTACT INFORMATION

Specialising in luxury residential apartments, commercial and leisure properties across all spectrums.

Contact us: +27-11-483-3655 | Email: info@tricoltd.co.za

www.tricoltd.co.za



Investor Showcase

LUXURY PROPERTY DEVELOPMENTS





WWW.TRICOLT.CO.ZA