



SANDTON

PROPERTY INVESTOR

INFORMATION PACK



**BLACKBRICK HOTELS & APARTMENTS  
IS AN INVESTOR FOCUSED DEVELOPMENT  
GROUP WHERE YOU CAN BUY**

**RESIDENTIAL APARTMENTS  
OR HOTEL APARTMENTS**

**WITH FLEXIBLE MANAGEMENT SOLUTIONS  
GIVING YOU SUPERIOR RETURNS  
AND CAPITAL GROWTH**

**WELCOME TO HANDS-FREE PROPERTY INVESTMENT**





**R650 MILLION SOLD IN THE PAST 32 MONTHS**

**SANDTON (503 APARTMENTS)**





# LONG AND SHORT TERM LETTING MANAGEMENT

CAPE TOWN (101 APARTMENTS)





**WITH A TRUSTED GROUP THAT HAS DONE IT ALL BEFORE**

**PIPELINE (2000 APARTMENTS)**





0.8

0.6

0.4

0.2

0

2021

Q  
1

Q  
2

Q  
3

Q  
4

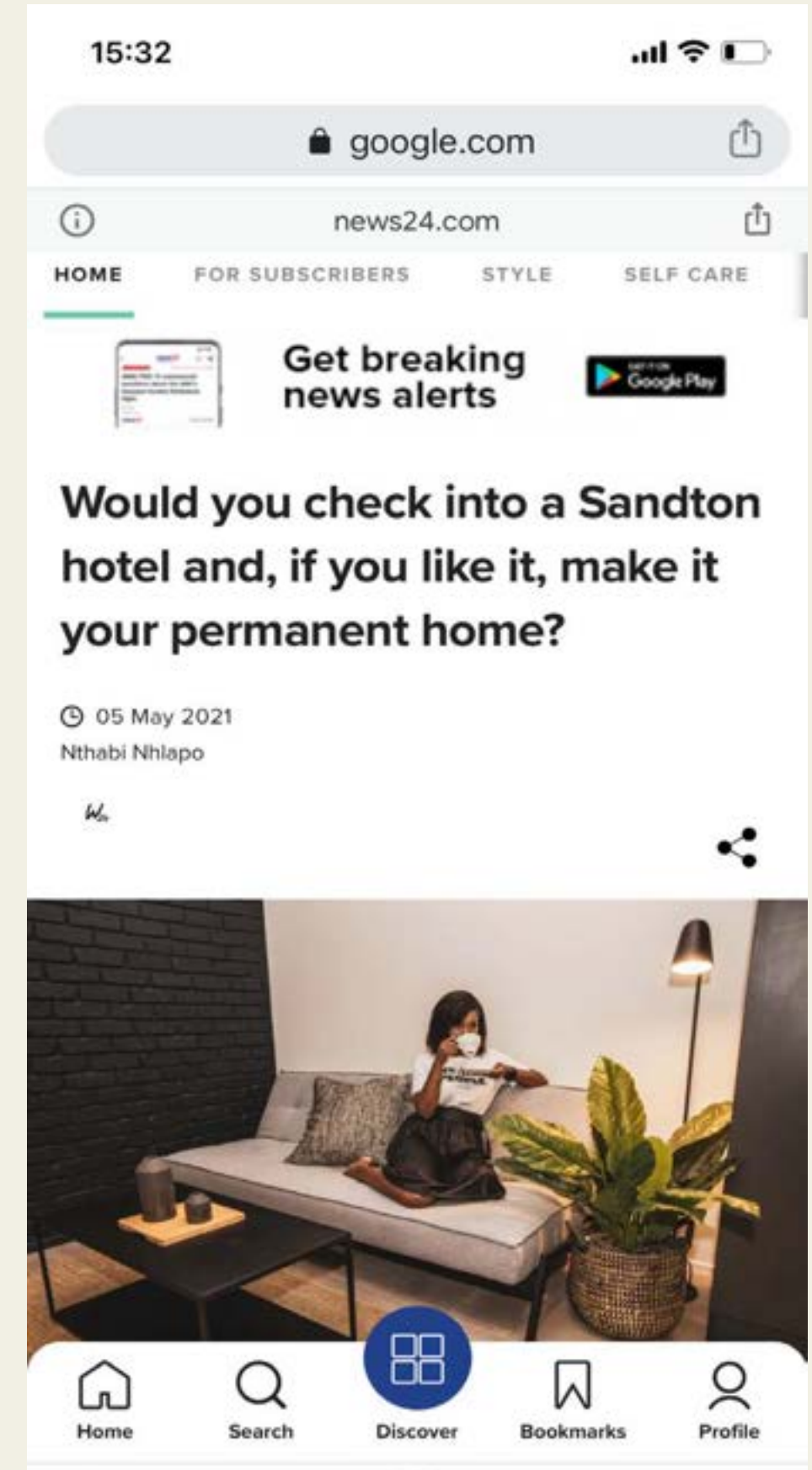
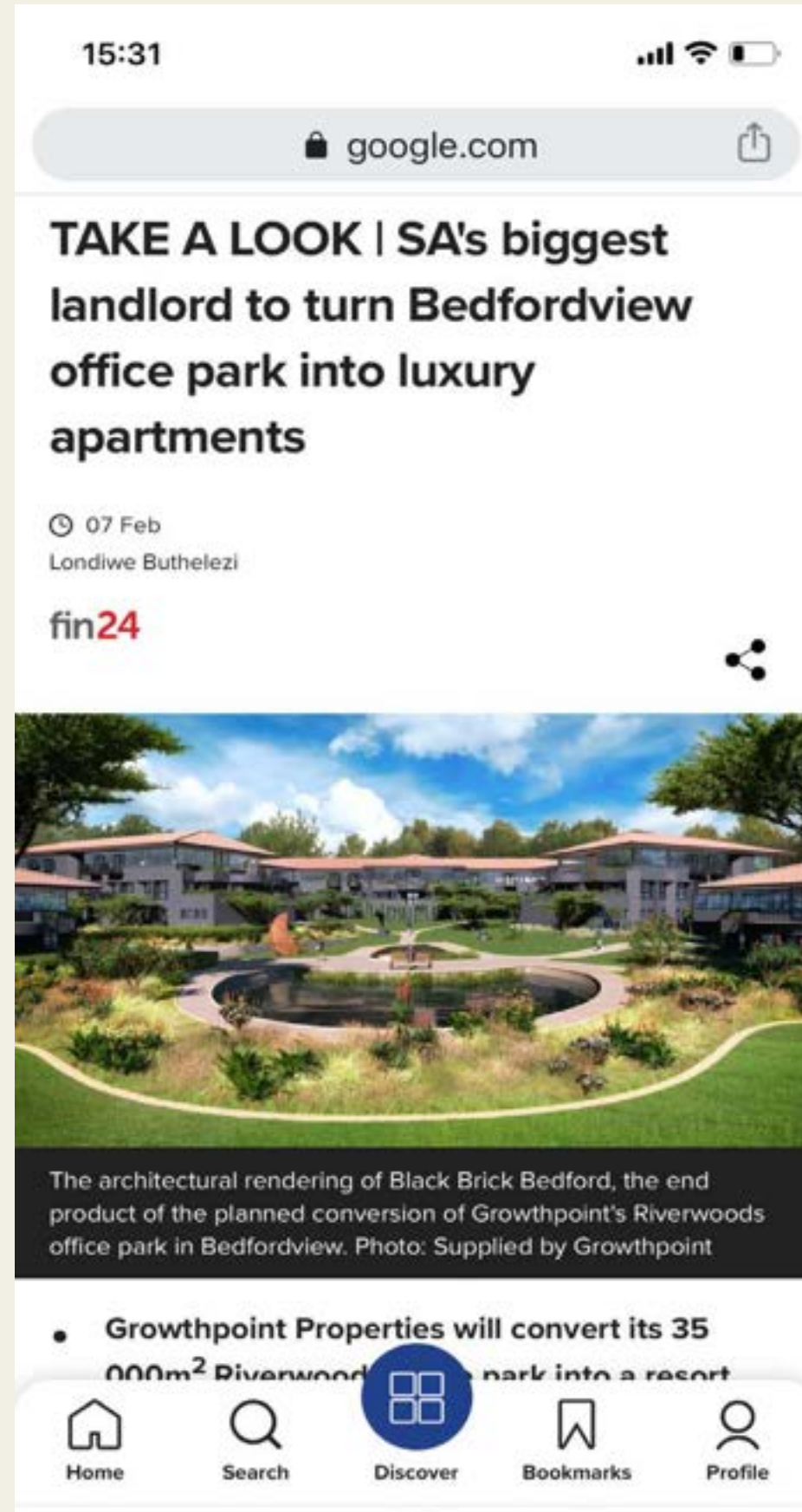
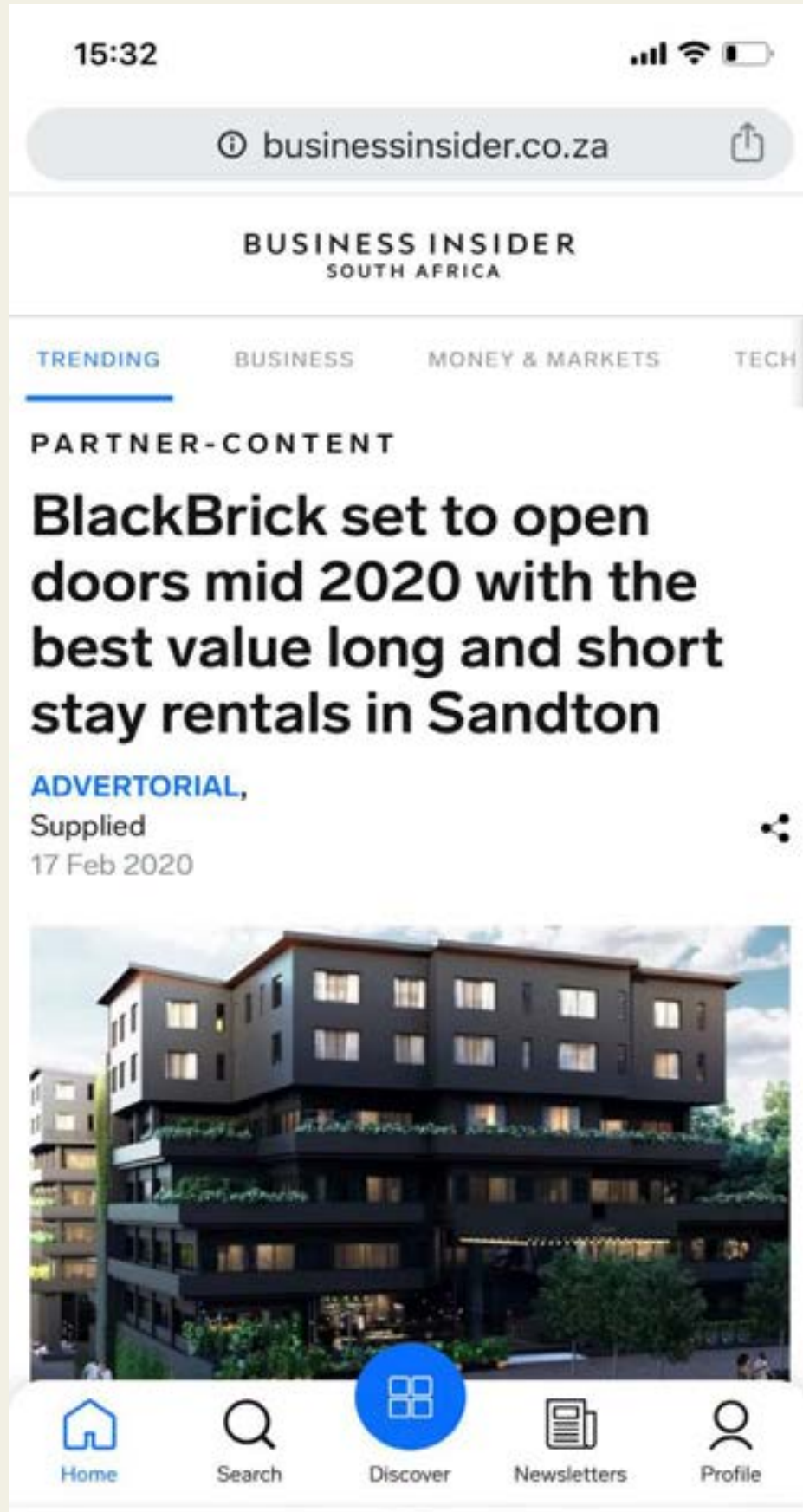
**BLACKBRICK  
SANDTON HOTEL  
AVERAGE OCCUPANCY**

**71%**

**COMPETITOR  
SANDTON HOTELS  
AVERAGE OCCUPANCY**

**32%**

**AND A HOTEL BRAND THAT BEAT COVID IN 2021**



**BLACKBRICK IN THE NEWS**





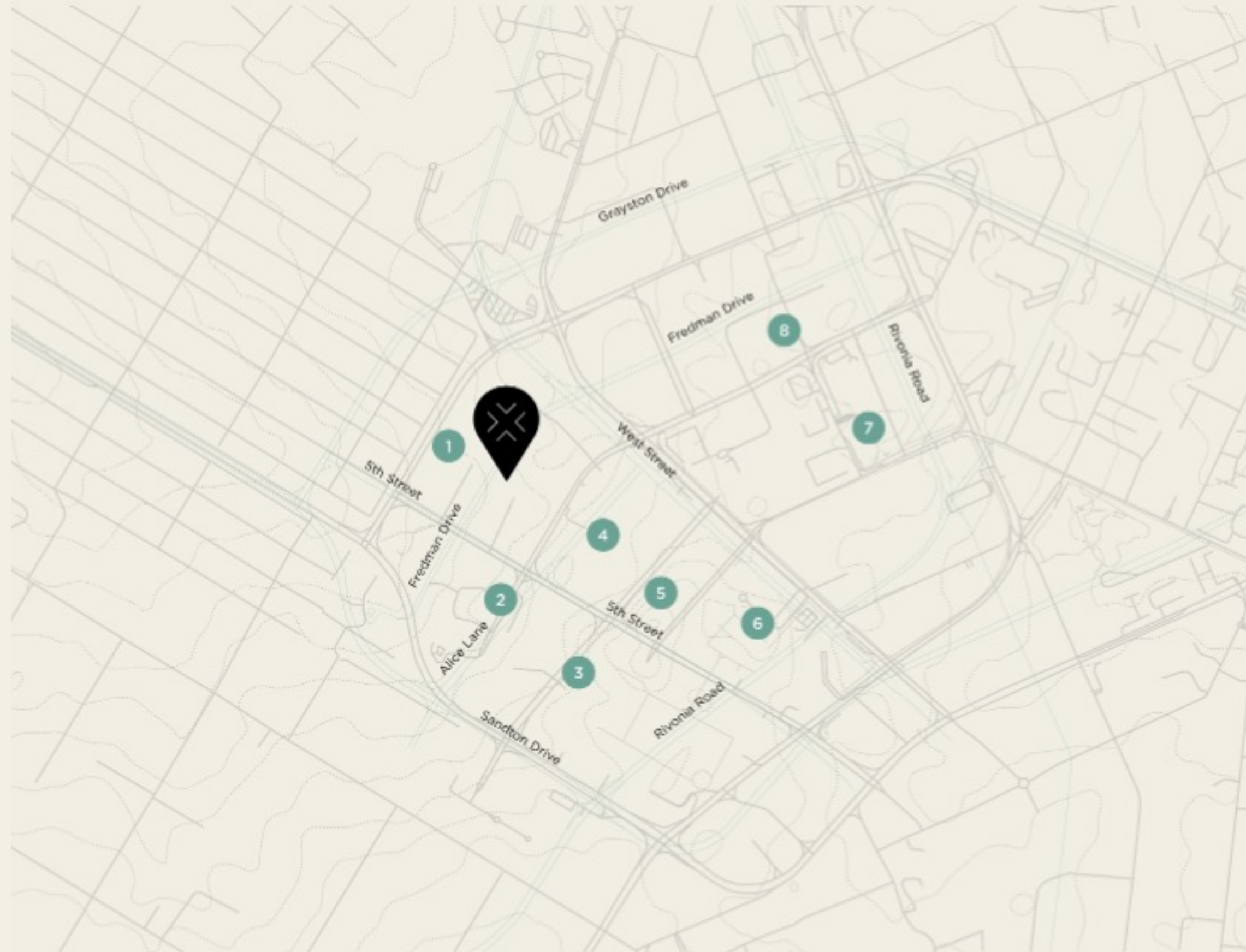
**WELCOME TO THE CENTRE OF BUSINESS**





## THE NEIGHBOURHOOD

1. BlackBrick Sandton Edition 1
2. Alice Lane Plaza
3. Sandton City Mall
4. Sandton Convention Centre
5. Nelson Mandela Square
6. Gautrain Airport Train Station
7. The MARC
8. 24 Central



**THE PERFECT BUSINESS LOCATION**



A modern, multi-level apartment lobby. The central focus is a bar with a white countertop and a dark, textured base featuring a geometric pattern. The bar is illuminated from below. Above the bar, three large, woven wicker pendant lights hang from the ceiling. The space is filled with various indoor plants, including ferns and palms, some on a mezzanine level. The floor is made of light-colored wood. The overall atmosphere is warm and contemporary.

**FROM R1,155,000 | FROM 10% ROI\* FULLY MANAGED  
LIMITED INVESTMENT APARTMENTS REMAINING**

\* GROSS ROI EXCL LEVIES AND RATES





**TWO BUILDINGS TOGETHER DOMINATING SANDTON**





BLACK  
BRICK

22 Fredman Drive





## LONG-TERM LETTING RETURN

APARTMENT: R1,145,000

RESIDENTIAL APARTMENT

EXPECTED RENTAL: R8,500

GROSS RETURN: 8,9%

LEVIES: R918 PM

EXPECTED RATES: R487 PM

NET RETURN: R7,095 PM | 7,44%

EXPECTED LETTING MANAGEMENT (OPTIONAL): R1,020

NET-NET RETURN: R6,075 | 6,37%

DEPOSIT: R20,000

BOND COST: R10,121 PM

SHORTFALL: R3,025 PM

## SHORT-TERM LETTING RETURN

APARTMENT: R995,000 [+ R160,000 FURNITURE PACK]

HOTEL APARTMENT

EXPECTED RENTAL: R9,612\*

GROSS RETURN: 9,99%

LEVIES: R975\*

EXPECTED RATES: R472\*

NET-NET RETURN: R8,165 | 8,48%

MANAGEMENT FEES INCLUDED

DEPOSIT: R20,000

BOND COST: R10,211 PM

SHORTFALL: R2,046 PM

\*AVERAGE OVER 5 YEARS

\*LEVIES & RATES ANNUAL 6% ESCALATION INCLUDED

FOR PROJECTION PURPOSES

# TYPICAL STUDIO APARTMENT / HOTEL APARTMENT









# LONG-TERM LETTING RETURN

APARTMENT: R1,245,000

RESIDENTIAL APARTMENT

EXPECTED RENTAL: R9,500  
GROSS RETURN: 9,2%

LEVIES: R1,088 PM  
EXPECTED RATES: R548 PM  
NET RETURN: R7,864 PM | 7,58%  
EXPECTED LETTING MANAGEMENT (OPTIONAL): R1,140  
NET-NET RETURN: R6,724 | 6,48%

DEPOSIT: R20,000  
BOND COST: R11,021 PM  
SHORTFALL: R3,156 PM

# SHORT-TERM LETTING RETURN

APARTMENT: R1,195,000 [+ R160,000 FURNITURE PACK]

HOTEL APARTMENT

EXPECTED RENTAL: R12,815\*  
GROSS RETURN: 11,35%

LEVIES: R1,300\*  
EXPECTED RATES: R618\*  
NET-NET RETURN: R10,897 | 9,65%  
MANAGEMENT FEES INCLUDED

DEPOSIT: R20,000  
BOND COST: R12,011 PM  
SHORTFALL: R1,114 PM

\*AVERAGE OVER 5 YEARS  
\*LEVIES & RATES ANNUAL 6% ESCALATION INCLUDED

FOR PROJECTION PURPOSES

# TYPICAL ONE BED APARTMENT / HOTEL APARTMENT









# LONG-TERM LETTING RETURN

APARTMENT: R1,995,000

RESIDENTIAL APARTMENT

EXPECTED RENTAL: R16,000  
GROSS RETURN: 9,6%

LEVIES: R2,040 PM  
EXPECTED RATES: R1,007 PM  
NET RETURN: R12,953 PM | 7,79%  
EXPECTED LETTING MANAGEMENT (OPTIONAL): R1,920  
NET-NET RETURN: R11,033 | 6,64%

DEPOSIT: R20,000  
BOND COST: R17,769 PM  
SHORTFALL: R4,815 PM

# SHORT-TERM LETTING RETURN

APARTMENT: R1,995,000 [+ R250,000 FURNITURE PACK]

HOTEL APARTMENT

EXPECTED RENTAL: R23,628\*  
GROSS RETURN: 12,63%

LEVIES: R2,397\*  
EXPECTED RATES: R1,203\*  
NET-NET RETURN: R20,028 | 10,71%  
MANAGEMENT FEES INCLUDED

DEPOSIT: R20,000  
BOND COST: R20,018 PM  
SURPLUS: R10 PM

\*AVERAGE OVER 5 YEARS  
\*LEVIES & RATES ANNUAL 6% ESCALATION INCLUDED

FOR PROJECTION PURPOSES

# TYPICAL TWO BED APARTMENT / HOTEL APARTMENT









**IN ORDER TO JOIN OUR SHORT-TERM LETTING MANAGEMENT SERVICE YOU WILL BE REQUIRED TO PURCHASE OUR FURNITURE PACKAGE RANGING FROM R130,000 – R195,000**

**BLACKBRICK TAKES CARE OF EVERYTHING FROM THERE INCLUDING MARKETING AND ALL LOGISTICS TO DO WITH SHORT-TERM LETTING**

**AT THE END OF EACH MONTH, WE DEDUCT ALL OF THE EXPENSES AS WELL AS THE BLACKBRICK 15% MANAGEMENT FEE**

**ALL OF THE PROFITS ARE DISTRIBUTED TO THE OWNERS ON A PRO RATA SHARE BASED ON THE SIZE OF THE APARTMENT**

**SHORT-TERM LETTING MANAGEMENT**





**BLACKBRICK OFFERS A LONG-TERM (6 MONTHS PLUS) PLACEMENT  
AND LETTING MANAGEMENT SERVICE ON-SITE**

**YOU ARE NOT REQUIRED TO USE BLACKBRICK AND YOU ARE ABLE  
TO SELF-MANAGE OR UTILIZE EXTERNAL AGENCIES AT YOUR LEISURE**

**BLACKBRICK OFFERS THESE SERVICES AT MARKET RELATED RATES  
AND IS ABLE TO EFFICIENTLY SEE TO CUSTOMERS AS THEY ENQUIRE**

**TENANT PLACEMENT FEES ARE ONE MONTHS RENTAL FOR A 12  
MONTH LEASE AND 7% MANAGEMENT FEE THEREAFTER SHOULD  
YOU WISH FOR US TO COLLECT RENTAL AND MANAGE THE TENANT**

**LONG-TERM LETTING MANAGEMENT**









**TIMES HAVE CHANGED AND THE YOUTH WHO DRIVE  
OUR ECONOMY TODAY LIVE DIFFERENTLY**

**ITS ALL ABOUT WELL-DESIGNED COMPACT PERSONAL SPACES WITH  
BIG AMENITIES AND FACILITIES WHERE THEY CAN LIVE THEIR SOCIAL LIVES**

**THIS REDUCES THEIR COSTS AND GIVES THEM THE LOCK-UP-AND-GO  
FLEXIBILITY THEY NEED TO BE MOBILE AND FEEL FREE**

**THIS IS THE FREEDOM GENERATION**

**COMPACT PERSONAL SPACE BIGGER ON FACILITIES**









# AS AN OWNER YOU GET BENEFITS EVEN IF YOU DON'T LIVE HERE

1. YOU GET UP TO 10 FREE NIGHTS IN OUR NETWORK PER YEAR  
[HOTEL APARTMENT OWNERS ONLY]
2. YOU GET 15% OFF ON ALL HOTEL BOOKINGS IN OUR NETWORK
3. YOU ARE ABLE TO ACCESS ALL OF OUR CLUB FACILITIES NATIONWIDE.

**OWNER MEMBER BENEFITS**





**OUR MODEL HAS 5 COMPONENTS  
WHICH ALLOW US TO UNLOCK PROPERTY VALUE  
AND PASS THAT VALUE ONTO OUR INVESTORS**

- 1.WE IDENTIFY UNDER-UTILIZED ICONIC OFFICE BUILDINGS IN PREMIUM LOCATIONS
- 2.WE BUY THE BUILDINGS FOR LESS THAN WHAT IT WOULD COST TO REPLACE THEM
- 3.WE RE-PURPOSE THE BUILDING FOR APARTMENTS WITH THE BEST DESIGN MINDS IN THE COUNTRY
- 4.WE PASS THE COST SAVINGS ONTO OUR INVESTORS AT BELOW MARKET PRICE IN ORDER TO SELL QUICKLY
- 5.WE STAY ON AFTER CONSTRUCTION AND MANAGE THE OPERATIONS IN ORDER TO MAXIMISE INVESTOR ROI

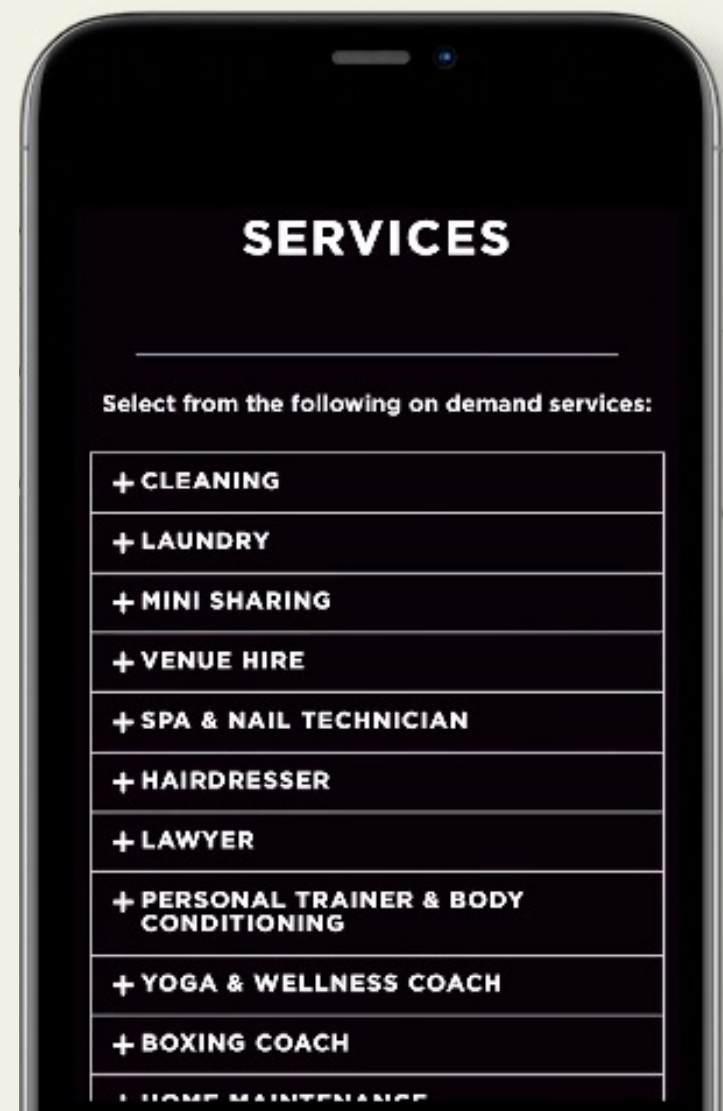
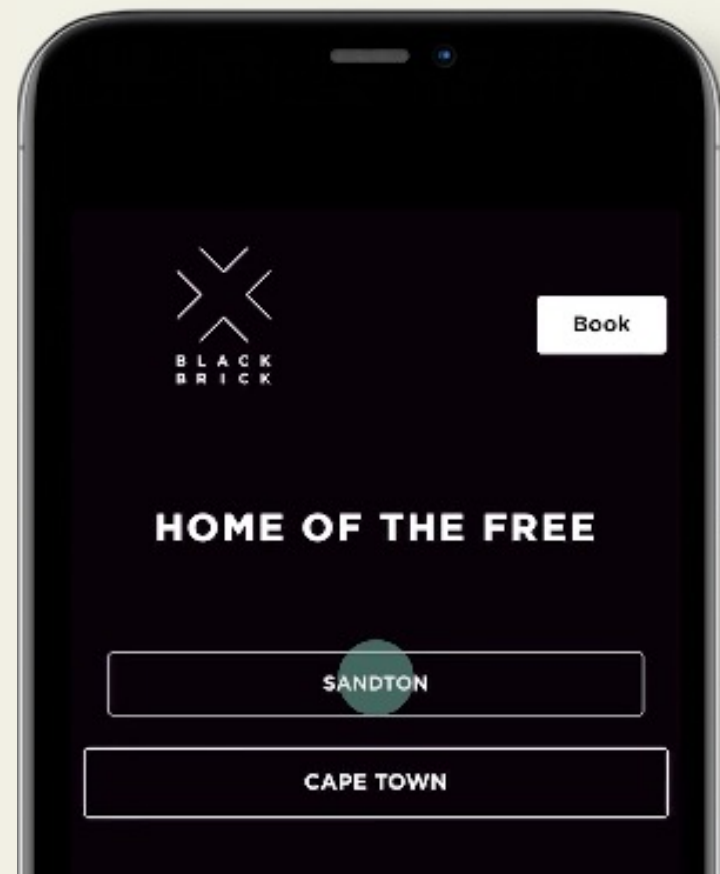
**WHY WE ARE ABLE TO SELL BELOW MARKET PRICES**





# MEET AGENT X

- IN ROOM CONTROL
- ON-DEMAND SERVICES
- EVENT CALENDARS
- PROGRAM NOTIFICATIONS
- FACILITIES
- SERVICES
- EXPERIENCES
- MANAGE YOUR BOOKING
- ORDER FOOD & DRINK
- NEIGHBOURHOOD NAVIGATION
- BOOK YOUR FLIGHTS
- CHAT TO US





# EXISTING OPERATIONS





# BLACKBRICK FORESHORE

101 APARTMENTS







CAPE TOWN HOTEL







ONCE YOU START UP  
YOU CAN'T SWITCH OFF





WORK  
SPACES





CAPE TOWN HOTEL GYM





CAPE TOWN HOTEL CINEMA ROOM





CAPE TOWN HOTEL ROOFTOP





# BLACKBRICK SANDTON



**503 APARTMENTS**









25 FREDMAN DRIVE HOTEL





25 FREDMAN DRIVE HOTEL





25 FREDMAN DRIVE HOTEL





25 FREDMAN DRIVE MEETING ROOMS





25 FREDMAN DRIVE ROOFTOP





ABSTRACT

CARTELLA

THE ENDLESS CITY

25 FREDMAN DRIVE LIBRARY





## Coffee Bar

Espresso	18/25
americano	27
Cappuccino	25
Flat White (see note)	29
Macchiato	19/26
Cortado	21/28
Espresso iceberg	22
freddo Espresso	23
freddo Cappuccino	29
Croissant	22
Pan aux Choc	28



ul Souvlaki











25 FREDMAN DRIVE LOUNGE





25 FREDMAN DRIVE GYM





# LAUNCHING SOON

CAPE TOWN, SEA POINT  
JOBURG, SANDTON  
DURBAN, UMHLANGA  
CAPE TOWN, GARDENS  
JOBURG, ROSEBANK  
MAURITIUS  
AND MORE...

[GET ON THE LAUNCH GUEST LIST](#)

**A GROWING NETWORK**





BLACK  
BRICK

[WWW.BLACKBRICKCLUB.COM](http://WWW.BLACKBRICKCLUB.COM)



BLACK  
BRICK



SETSO  
Property Fund



HB REALTY

4	100%	100%
3	100%	100%
2	100%	100%
1	100%	100%
-1	100%	100%
-2	100%	100%
-3	100%	100%