

**B L A C K  
B R I C K  
B E D F O R D**

**BUILT FOR BUSINESS  
CRAFTED FOR CONNECTION**

24 Johnson Road, Bedfordview, Germiston, Johannesburg



# The BlackBrick Network

BlackBrick is building a global network of urban villages for our growing community of members to move freely between cities.

## Who We Are.

BlackBrick has established itself as the fastest growing apartment hotel network in Africa with over R1 billion in sales since our inception in 2019.

As a brand with a strong investor focus, we have completed 4 buildings in Johannesburg and Cape Town with another 2 buildings currently under development. BlackBrick offers astute investors a hands-free solution delivering maximum yields and long term capital growth.

## The Network Effect

As an investor, you have access to all BlackBrick facilities nationwide. 10 Free days\* for hotel investors, and 15% off all reservations made through the network.

We are a 360-degree platform that designs, develops, and operates the product post completion at a stage where other developers typically remove themselves from a project.

We are the first developers to provide investors with managed services that allow total freedom in terms of duration of stay, resulting in a higher than market return on your investment.



# Our Locations



## Sandton 1

25 Fredman Drive, Sandton



## Sandton 2

25 Fredman Drive, Sandton



## Bedfordview

24 Johnson Road, Johannesburg



## Foreshore

8 Saint Georges Mall, Cape Town



## Gardens

2 Roodehek Street, Cape Town



## Umhlanga

9 Stanley Grace Crescent, Umhlanga



# A Hotel Network With Culture At Our Core

## BlackBrick Artist Collective

Murals and public art are a distinguishing part of public history and evolving culture. At BlackBrick we're doing more than just developing buildings. Every BlackBrick building is a multidimensional environment and art adds to the depth of that experience.

The BlackBrick Artist Collective gives emerging local artists a platform to exhibit their work to an international market and simultaneously bring each building to life.

Every BlackBrick building has a number of original artworks by local artists, specifically created for each development as a response to the architecture in that location.

**Sandton I** : Fhatuwani Mukheli | Sarah Grace

**Sandton II** : Grey Room | Sadie Clayton | Atang Tshikare | Lazi Mathebula

**Foreshore** : Farai Samurai | Ian Albertyn | Mac Clements

**Bedfordview** : Naledi Modupi | Jay Carson

**Gardens** : Lazi Mathebula







# Prime Location

BlackBrick Bedford offers a modern, urban retreat situated on the east side of Joburg. This unique Aparthotel combines residential comfort with hotel luxury, featuring fully equipped apartments that allow for seamless, long or short-term stays.

Set on a 35,000sqm landscaped garden, Bedford is nestled in a prime location with the surrounding neighbourhood boasting established schools, shopping centres, key business hubs and O.R. Tambo International Airport.

Standout amenities include a padel tennis court, volleyball, swimming pool, workspaces, private meeting rooms and zoom pods, a sculpture garden as well as an on-site restaurant, creating a dynamic environment for work, relaxation and social connection.

## Situated In The Centre Of Gauteng

- **16 km from OR Tambo International Airport**
- **12 km from the Gautrain**
- **18 km from Gold Reef City**
- **6 km from Glendower Golf Course**
- **1.1 km from St Andrews School**

# In The Neighbourhood

- **Saheti School**
- **Huddle Park Golf Course**
- **Neighbourhood Square**
- **Linksfild Offramp**
- **N3 Highway**



# 35 000 Sqm of Botanical Gardens



As comes standard in all **BlackBrick** buildings, our shared spaces give the community opportunity to connect:

- **Workspaces and meeting rooms**
- **Library**
- **Poolside restaurant**
- **Swimming pool**
- **Gym**
- **Padel Court**
- **Sculpture Garden**
- **5km Running Track**

## STAY WORK CONNECT



Workspaces



Meeting Rooms



Library



Restaurant



Private Parking



Swimming Pool



Gym



Secure Access



High-speed Wifi



Back-up Power



Pet Friendly



Padel



Smart Tv



Microwave



Fridge & Kettle



Working Desk



Sculpture Garden



Volleyball Court







# Typical Studio ApartHotel Unit from R925,000

R20,000 DEPOSIT

TRANSFER COSTS INCLUDED

FURNITURE PACKS FROM R130,000 - R200,000



	Long Term Letting Return	Short Term Letting Return Including Furniture
Starting unit price	R925,000	R925,000
Expected rental	R6,450	R7,000
Levies	R864	R864
Expected rates	R272	R272
Deposit	R20,000	R20,000



\*PROJECTED RESIDENTIAL ANNUAL 6% ESCALATION  
PROJECTED HOTEL APARTMENT ANNUAL 15% ESCALATION FOR THE FIRST 3 YEARS

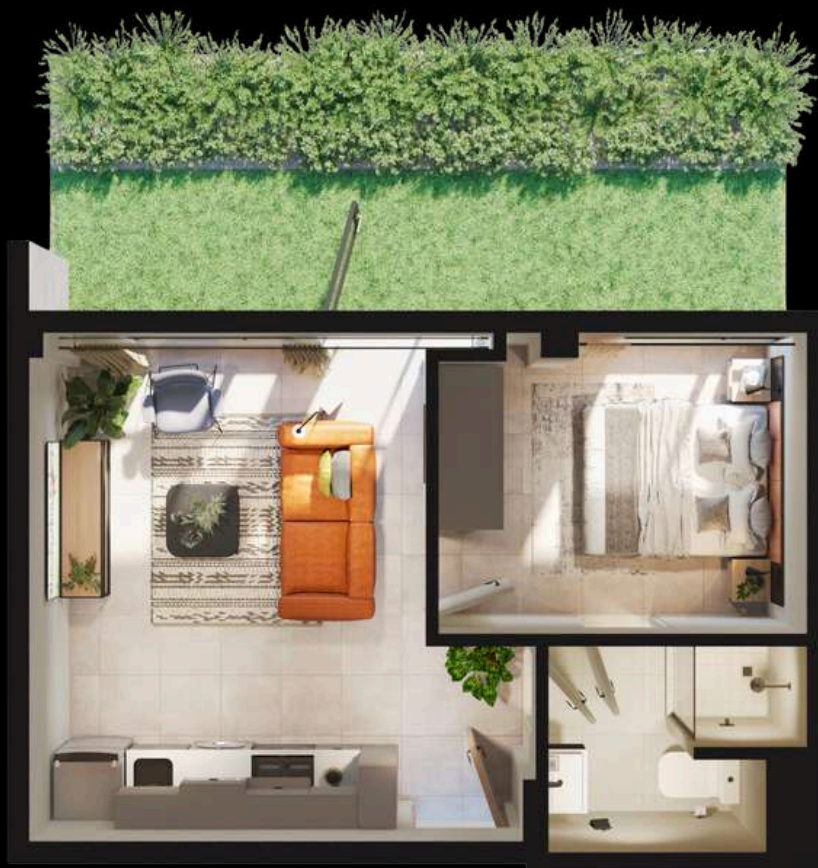


# Typical One Bed ApartHotel Unit from R995,000

R20,000 DEPOSIT

TRANSFER COSTS INCLUDED

FURNITURE PACKS FROM R130,000 - R200,000



	Long Term Letting Return	Short Term Letting Return + R150k furniture pack
Starting unit price	R995,000	R995,000
Expected rental	R7,400	R8,250
Levies	R1,260	R1,260
Expected rates	R428	R428
Deposit	R20,000	R20,000



\*PROJECTED RESIDENTIAL ANNUAL 6% ESCALATION  
PROJECTED HOTEL APARTMENT ANNUAL 15% ESCALATION FOR THE FIRST 3 YEARS



# Typical Two Bed ApartHotel Unit from R1.695M

R20,000 DEPOSIT  
TRANSFER COSTS INCLUDED  
FURNITURE PACKS FROM R130,000 - R200,000



	Long Term Letting Return	Short Term Letting Return + R200k furniture pack
Starting unit price	R1,695M	R1,695M
Expected rental	R12,900	R11,600
Levies	R2,088	R2,088
Expected rates	R762	R762
Deposit	R20,000	R20,000



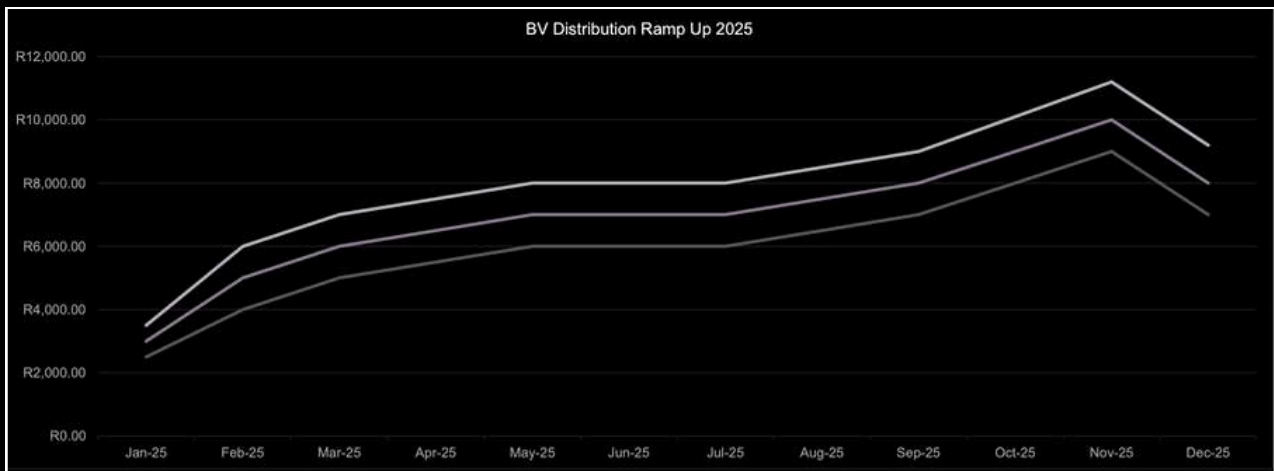
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# Bedford Average Hotel Distribution Projections For 2025

**BlackBrick Bedford is well-positioned to capitalise on the growing demand for high-quality, business-friendly accommodations.**

Based on the anticipated performance of our standard studio apartments, we have outlined three scenarios—High, Medium, and Low—to guide pricing and revenue expectations throughout the year.







**Invest in  
Bedfordview's  
First  
ApartHotel  
with Resort  
Style Facilities  
and Enjoy a  
Premium  
Lifestyle and  
Hands-Free  
Investment  
Opportunity.**





**On-Site  
Restaurant,  
Freedoms Kitchin**



# Effortless Investing

An investment into BlackBrick is more than just an apartment, you are getting exposure to a growing global network. You're capitalising on a proven performer, a prime location and a development that handles everything for you. Our ApartHotel model has become the most successful type of hotel category over the past few years, due to our smart revenue management and our ability to flip between short, medium, and long stays.

## What is the value add?

- **10 Free stays** annually at any BlackBrick nationwide (Sandton 1 and 2, Bedford, Gardens and Foreshore).
- Access to **workspaces** across the Network
- Average **75%** occupancy rate at BlackBrick existing developments.
- **15% off** on all hotel bookings
- If you invest as a business entity, you can **claim VAT** back on your ApartHotel unit.
- BlackBrick takes care of all **marketing** and **management** of the unit.
- At the end of the month, we deduct all of the expenses and the 15% BlackBrick management fee.







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BlackBrick Bedford is developed by Growthpoint Properties, in partnership with Setso, HB Realty and BlackBrick Hotels.