

Sheffield

HILLS

SHEFFIELD HILLS INVESTOR INSIGHT

**Step up and own property from
*R4 015 per month.**

*The bond repayments were calculated on a 9% interest rate with a 30-year bond

**Phase 1 studios, 2 and 3-bedroom apartments
from R499 000 to R1 399 000**

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Welcome to Sheffield Hills

Brought to you by the development team behind the sought-after Elaleni, North Global Group introduces a secure, affordable estate situated in the heart of Sheffield Beach, KZN's North Coast. This Salt Rock-based property development firm specialises in placemaking and transforming land into enviable homes. With monthly bond repayments starting at R4 015 at Sheffield Hills, you can pay R485 less per month and own property within this growing neighbourhood.

Why invest in Sheffield Hills?

While Sheffield Hills will be offering an affordable, secure estate, you can expect to see an average 6% year-on-year capital appreciation.

No transfer duty

Prime location along KZN's North Coast

Low R10 000 starting deposit to secure your apartment

Estimated rental returns between R4 500 to R10 500 per month

A minimum of 6% capital appreciation per annum is currently achieved within similar Sheffield Beach estates



Invest in a lifestyle

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







Your return on deposit

UNIT TYPE	DEPOSIT	LAUNCH PRICE	ESTIMATED RETURN ON DEPOSIT AFTER 5 YEARS <small>(Estimated capital appreciation growth of 6% per annum)</small>
STUDIO	R10 000	R499 000	1688%
2-BEDROOM, 1-BATH	R20 000	R899 000	1520%
2-BEDROOM, 2-BATH	R20 000	R999 000	1689%
3-BEDROOM	R25 000	R1 399 000	1893%

Prime location

Since 2011, there has been approximately **125 families moving into the area per month.**

With the ongoing development of infrastructure and the future planned interchange, Sheffield Hills will have direct access to the N2 highway making this development ideally situated. Residents can reach a range of attractions and amenities conveniently.

-  **Salt Rock Main Beach** - 3.8km | 7 minutes
-  **Tiffany's Shopping Centre** - 1.4km | 4 minutes
-  **Ballito Lifestyle Centre** - 8km | 14 minutes
-  **Sugar Rush Park & Holla Trails** - 8.9km | 13 minutes
-  **Netcare Alberlito Hospital** - 8.7km | 16 minutes
-  **King Shaka International Airport** - 25km | 24 minutes



Neighbourhood comparison

Consisting of areas such as Brettenwood, Dunkirk Estate, Mount Richmore Village, Seaton, Seaton, Shakas Rock, Sheffield Beach, Simbithi, Thompsons Bay, Umhlali and Umhlali Beach - Salt Rock Town currently has a population of +8 434 adults and has experienced a population increase of 98% in the last decade. Many of the catchment areas include the likes of Stanger, Verulam and Phoenix and has created a massive demand for secure estates between R800,000 and R1,5 Million.

Salt Rock sectional scheme transactions achieve a 30% average price premium over Ballito.



Rental demand in Sheffield Hills

Those renting in the greater Salt Rock area are mid-senior level civil servants, entrepreneurs, young professionals and corporates.

Zoning in on Sheffield Beach specifically, this node is home to high-end developments and as a result has experienced an average of 19% year-on-year residential transfers from June 2018 to June 2022 within the area.

Designed for those seeking on-the-go living, Sheffield Hills is tailored with all the facilities residents would need to live a secure, outdoor lifestyle.

TAILORED FACILITIES FOR THE RENTAL MARKET:



24-HOUR SECURITY



RESIDENTS' CLUBHOUSE



COMMUNAL LANDSCAPED AREAS



DEDICATED PARKING



POOL & RECREATIONAL FACILITIES



PROPOSED N2 OFFRAMP

Sheffield Hills will have its own private **in-house developer rental solution**. This will give investors a unique management solution when purchasing a unit for investment. Have access to a dedicated team who oversees your rental and tenant's needs. Take advantage of a FREE full management service for the first 12 months where only a placement is charged.

It is good to note that research recorded over November 2019 – October 2020, indicates a high percentage of tenants who pay rent timeously each month within the Ballito and Salt Rock area. With an 8% higher ratio of good standing renters compared to the provincial average figure, as well as a 3% higher ratio than South Africa holistically.

SALT ROCK'S EXISTING PROPERTY BREAKDOWN:

Sectional title in estates **20%**

Sectional title units **27%**

Freehold units **21%**

Freehold in estates **32%**

Your own space

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Investment rental returns

KZN North Coast properties outperform others around the country time and time again. Enquiries for homes in smaller towns along the coastal strip from Umhlanga to Zinkwazi have increased, especially with the rise of remote working, low interest rates and attractive new residential offerings.

MAXIMISE LONG-TERM RETURNS, CAPITALISE ON SHORT-TERM GAINS.

UNIT TYPE	LAUNCH PRICE	DEPOSIT	ESTIMATED MONTHLY BOND REPAYMENT	ESTIMATED MONTHLY RENTAL INCOME	ESTIMATED LONG TERM GROSS ANNUAL YIELD
Studio	R499 000	R10 000	R4 015	R4 500	10,8%
2-bedroom 1-bathroom	R899 000	R20 000	R7 234	R7 000	9,3%
2-bedroom 2-bathroom	R999 000	R20 000	R8 038	R8 000	9,6%
3-bedroom 2-bathroom	R1 399 000	R25 000	R11 257	R10 500	9%

No transfer duty to pay.

The bond repayment amounts have been calculated on a 9% interest rate on a 30-year term.

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

Lock-up-and-go living

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