



Rivers Views in Rivergate

High Yield Cape Town
Investment Opportunity

2 Bedroom, 1 Bathroom Apartments

Selling from **R920,000**

12% Gross Rental Yield

30% 10-Year Internal
Rate Of Return

48-51 Sqm Units

R9,500 Est. Rental
Income from

VAT Included • No Transfer Duty • No Transfer Cost

High Yield Opportunity



Investment Overview

River Views in Rivergate Parklands offers a prime investment opportunity with 2-bedroom apartments, strong rental demand, and yields of 9-12%. With VAT & transfer costs included and occupation from December 2024, it presents an affordable entry into the property market.

Located near business hubs like Killarney Gardens and Atlantic Hills, this area is experiencing significant housing demand and average capital growth of 7%. With modern interiors, amenities like a pool, and 24-hour security, River Views is designed for long-term growth and tenant appeal.



VAT & Transfer Costs Included



Occupation December 2024



Avg. 7% Capital Growth



High Rental Demand



Levies for 48 sqpm at R825



Levies for 51 sqpm at R875





Development Overview

Located in the vibrant area of Rivergate Parklands, River Views is a contemporary and secure development designed for modern living. The 2-bedroom apartments range from 48-51sqm, featuring stylish interiors with granite kitchen countertops and built-in cupboards in both bedrooms. Residents can enjoy a range of amenities, including a refreshing swimming pool and an on-site laundromat.

The development also offers 24-hour security and CCTV monitoring, ensuring a safe and convenient living environment.



Access Controlled



Electric Fencing



CCTV Monitoring



Swimming Pool



Biometric Access



Picnic Lawn



Why Choose Rivergate?

Rivergate located just on the outskirts of Parklands is rapidly emerging as a prime investment destination in Cape Town, recognized for its' strategic positioning as both a residential and commercial hub. Nestled near established business parks like Killarney Gardens, Rivergate and Atlantic Hills, this area is experiencing increased housing demand driven by industrial expansion.

With property values on the rise, particularly as the next development phase unfolds, this areas offer significant investment potential. Investors can anticipate impressive returns, with net yields of 9-12% and an average capital appreciation of 7%, making Rivergate ideal for long-term growth.

Beyond the investment appeal, Rivergate offers a balanced lifestyle, combining the tranquility of suburban living with the vibrancy of city life. The area's proximity to the beach, diverse recreational activities, a lively nightlife, and various shopping and dining options make it an attractive choice for both residents and investors seeking a blend of comfort and convenience.

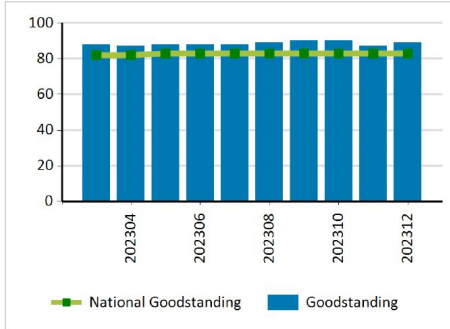


Rivergate Tenant Good Standing



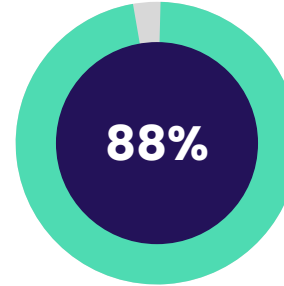
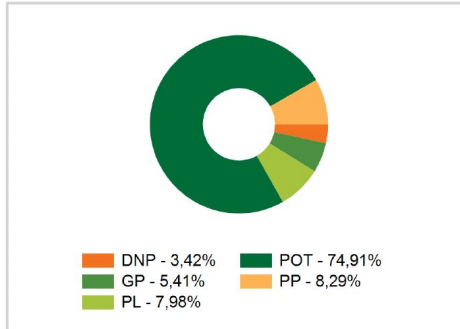
Goodstanding Ratio

Overview of the suburb goodstanding ratio per period against the national average collection (Will I get paid?)



Payment Profile

Overview of the suburb payment trends which indicates how long it could take to collect rent



Tenant Good Standing in Rivergate at 88%

A tenant is classified as in good standing if all their rental obligations are met by the end of the month.

Payment Trend Detail	Suburb	Province	National
Paid on time (POT)	74,91%	78,16%	67,54%
Grace period (GP)	5,41%	2,69%	4,32%
Paid late (PL)	7,98%	7,30%	11,00%
Partial payment (PP)	8,29%	7,89%	10,70%
Did not pay (DNP)	3,42%	3,97%	6,45%
GoodStanding (POT+GP+PL)	88,29%	88,15%	82,85%

Source: TPN Credit Bureau

Vacancy & Occupancy Rates



Residential rental market performance at a glance: third quarter of 2023

Rental Bracket	Market Size	Good Standing	Vacancy Rate	Escalation
Less than R3000	13,2%	69,61%	7,07%	4,04%
R 3000 – R7 000	50,3%	83,37%	7,14%	4,75%
▶ R 3 000 – R4 500	17,6%	80,37%	7,90%	4,75%
▶ R4 500 – R7 000	32,6%	84,99%	6,68%	
R7 000 – R12 000	26,6%	88,65%	5,88%	5,06%
R12 000 – R25 000	8,7%	87,93%	8,56%	5,13%
More than R25 000	1,2%	81,94%	7,91%	
National Average		83,34%	6,76%	4,84%



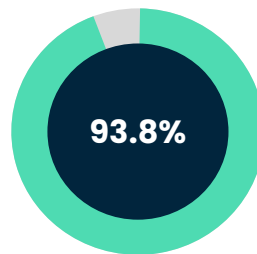
Worse than National average



Better than National average

Parklands falls within the rental value band between R7,000 and R12,000 continues its' strong performance, with only 6.2% of rental stock not occupied in the last quarter of 2023. This is an uptick from the previous quarter when only 5.88% was vacant. In other words this rental band achieves an occupancy rate of 93.8%.

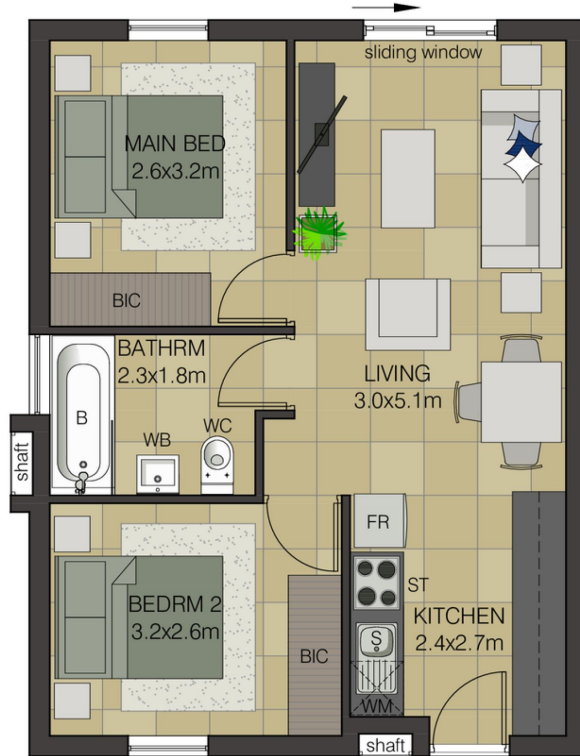
Properties priced between R7,000 and R12,000 are also escalating at the second highest rate increasing from 4.99% in Q2 2023 to 5.06% in the third quarter.



National Occupancy Rate
at 93.8% within R7k-R12k band

Unit Types A5-A8

2-Bedroom Apartment



From R920,000

 48 sqm

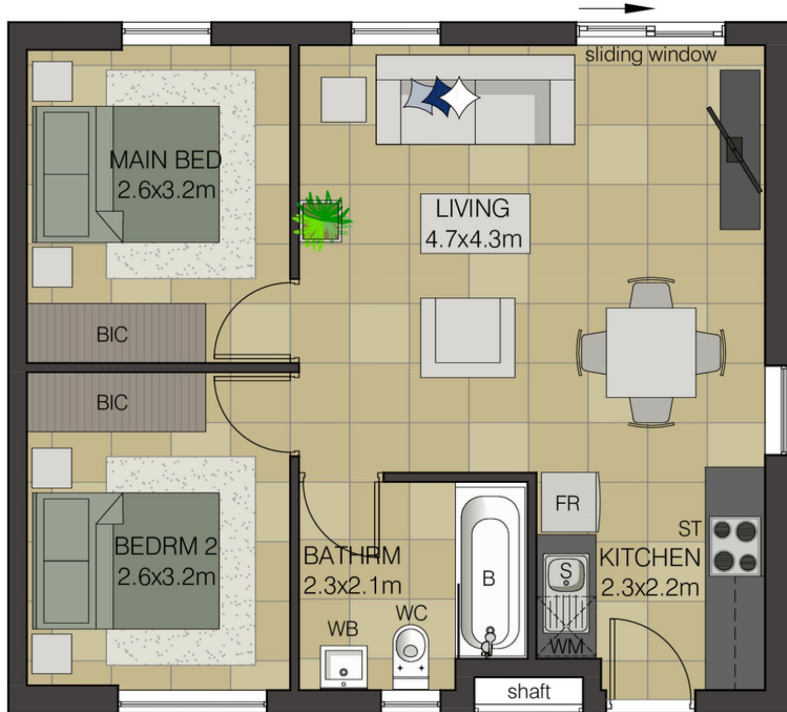
2 bedroom, 1 bathroom, 1 parking bay

First, Second, Third Floor Units

No Transfer Duty • No Transfer Cost

Unit Types B3-B4

2-Bedroom Apartment



From R944,000

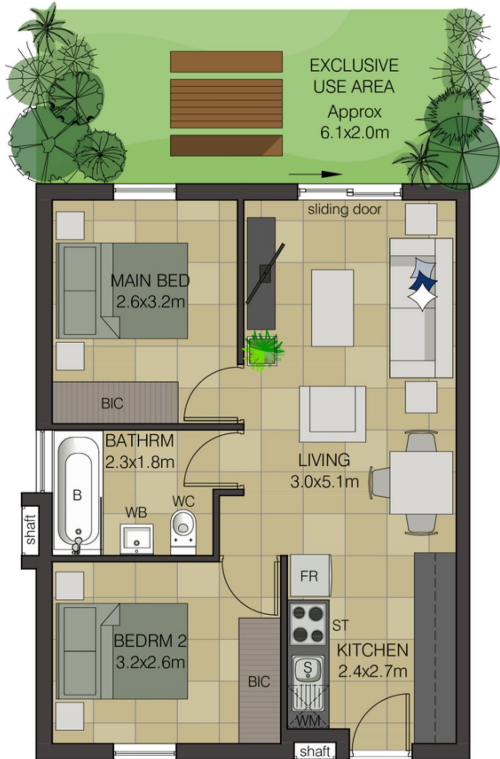
 51 sqm

2 bedroom, 1 bathroom, 1 parking bay

First, Second, Third Floor Units

No Transfer Duty • No Transfer Cost

2-Bedroom Apartment



From R967,000

 **48 sqm + Excl. use 12 sqm**

2 bedroom, 1 bathroom, 1 parking bay

Ground Floor Units

No Transfer Duty • No Transfer Cost

2-Bedroom Apartment



From R990,000

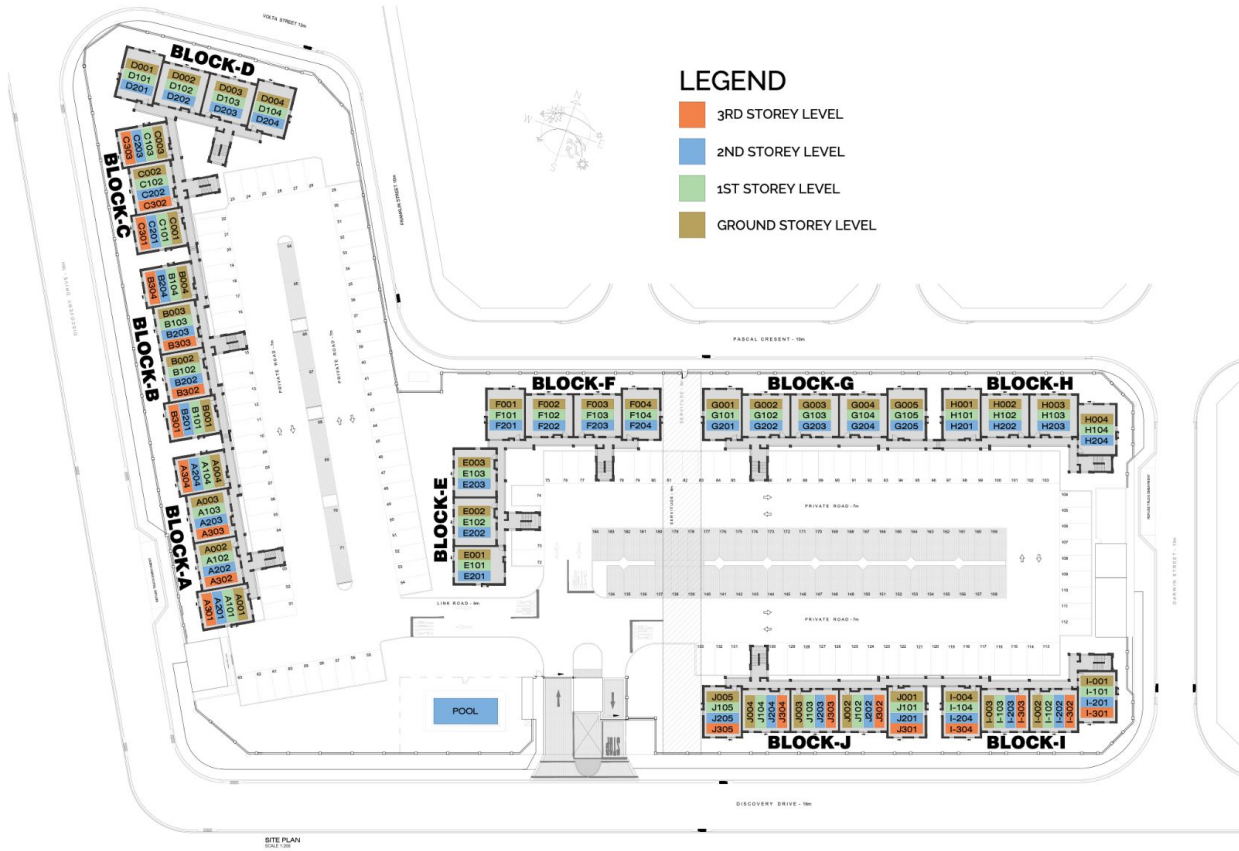
 **51 sqm + Excl. use 15 sqm**

2 bedroom, 1 bathroom, 1 parking bay

Ground Floor Units

No Transfer Duty • No Transfer Cost

Site Plan



RIVER VIEWS
ERF 1337, RIVERGATE

UNIT NUMBER LAYOUT
SCALE 1:200 (A0)

HEINRICH WOLVAARDT
B-ARCH (SACAPSA)
ARCHITECTS & INTERIOR DESIGNERS
STUDIO S3 - 155 LOOP STREET - CAPE TOWN 8001
TEL. 021-42 33698 - FAX 086-514 5530
e-mail: heinwolvardt@rweb.co.za



Rental Management

Our preferred service providers will find you a tenant and ensure that your rent is paid every month and on time.



Furniture Packs

Our furniture packs include all the essentials for a fully-furnished ready-to-let property.

Speak to our sales manager for pricing and more information.

[Schedule A Call](#)



About The Developers

Urban Living Homes

Urban Living Homes is at the forefront of affordable luxury property development in South Africa, driven by a vision to make modern, secure, and conveniently located homes accessible to the emerging middle class. Founded by seasoned entrepreneur Mark Cloete, with 30 years of commercial experience, Urban Living Homes has swiftly established itself as a key player in the housing market since its inception in 2018.

Urban Living Homes is not just about building houses; it's about creating thriving communities. Their developments combine affordability with quality, offering first-time buyers luxurious yet affordable homes. By focusing on estate living, Urban Living Homes delivers modern apartments and townhouses with shared entertainment and communal areas, ensuring that the quality of life is never compromised.

The company's commitment to affordability extends beyond property prices. Urban Living Homes ensures the entire purchasing process is cost-effective, with benefits like zero transfer fees, no transfer duty, and affordable bond registration. Their dedicated team of property professionals guides buyers through every step, empowering them to make informed decisions for their future.

With a clear focus on providing luxurious yet affordable housing, Urban Living Homes is poised to continue its success and play a pivotal role in shaping South Africa's property landscape.

About Bridgewater Invest



Your Dedicated Platform for Long-Term Property Investment Success

Bridgewater Invest, co-founded by Ariel and Daniel Navarro, is reshaping the property investment landscape by prioritising transparency and ease of use. Our platform enables investors to grow their portfolios efficiently, offering a diverse range of opportunities designed to deliver steady cash flow. With a focus on simplicity and innovation, we provide the tools and insights needed to unlock the full potential of real estate ownership, while continuously evolving with new features and opportunities to enhance the investment experience.



Relationship Management

Your dedicated Account Manager will connect you to our trusted rental management partner and assist in managing the relationship. Our service provider will communicate directly with you, ensuring a smooth and transparent process.



Experienced Leadership

Led by seasoned entrepreneurs with a proven track record in real estate and business success, investors benefit from strategic insights and a data-driven approach to asset management.



High Return Potential

We focus on high-growth regions and prime properties, positioning investments for strong capital appreciation and consistent rental yields.



Tailored Investment Solutions

Our service extends to providing personalised investment opportunities designed to meet individual investor goals, including access to exclusive deals and premium financial tracking services through the Bridgewater Invest platform.



Focus on Sustainable Growth

With an eye on future trends and market conditions, we emphasise on sustainable and long-term investment strategies that aim to deliver steady returns while protecting against market volatility.

Haven't signed up yet?

Create Investor Profile



Create Your Account

Seamlessly sign up and create your investment profile on our platform to access exclusive property opportunities and tailored investment insights.



Secure Your Investment

Explore investment options that suit your preferences and financial goals. Our platform guides you through every step, ensuring a seamless and informed decision-making process.



Watch Your Portfolio Grow

Earn rental income, benefit from capital appreciation, track your investment performance and unlock new opportunities as your portfolio grows. Receive personalised support and gain access to resources designed to optimise your investment journey.





The **only platform** you'll need to grow
and scale your real estate portfolio.

Website & Email

sales@bridgatewayinvest.com

www.bridgatewayinvest.com

[Schedule A Call](#)

Bridgateway Property Group (PTY) LTD is a registered real estate firm with the PPRA with FFC number: 2023134687. Address 395 Main Road, Sea Point, Cape Town, Western Cape, South Africa, 8005

