



BOARDWALK LODGE



wilderness | garden route



BOARDWALK INVESTMENT

Dear Investor

Herewith essential information regarding this unique investment opportunity.

BOARDWALK RESORT / SECTIONAL TITLE UNITS

As a sectional title owner you have freedom of usage of your unit, subject to its availability on the Boardwalk reservation system.

When the unit is in the rental pool, you are not liable for any operating costs related thereto. Your only expenses are municipal rates/ taxes and body corporate levies, which are managed by the body corporate and deducted from the income accrued from the lodge rental pool. When you use your unit, it is obviously taken out of the rental pool and the daily costs for cleaning and servicing is **R220.00** (only if required).

The income accrued from the lodge rental pool is divided and distributed as follows:

40% accrues to the sectional title owner

60% is distributed to the lodge operator for management, staff, municipal usage and all other maintenance costs

The municipal rates and taxes are estimated at **R 800 per month**. The body corporate levy is approximately **R 1 200 per month** (to be determined at the first meeting of the body corporate, according to the floor size of the unit), and is calculated as follows:

	Sectional Title Unit
Boardwalk Body Corporate Levies	2 bedroom
Maintenance of common property, infrastructure and security	R 590.00
Insurance	R 460.00
Common lighting	R 150.00
TOTAL	R 1 200.00

It should be highlighted that this is an excellent hassle free investment, as all the maintenance and servicing of your unit is managed by the lodge operator.

The Boardwalk units are fully furnished and set in an indigenous forest and offer spectacular views. Owners furthermore have access to all the Boardwalk Resort facilities, including a swimming pool, entertainment area, bar & breakfast facilities and a state of the art, fully equipped conference room. As part of future developments at Boardwalk Lodge, we will soon be introducing a private walkway to a secluded lookout point and a small café at the pool area for refreshments and light lunches.

Kindly refer to the investment prospectus attached herewith for further background information and all detail related to the business, property and investment options available.

Please do not hesitate to contact me directly should you require additional information or to arrange a viewing of the property.

Chris Boshoff

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