

# WILD DOG ESTATE

## **SALES OFFER DETAILS – WHOLE OWNERSHIP**

### **BLUE CHIP INVESTMENT - WORLDWIDE EXCHANGEABILITY**

Whole Ownership is sold in two modules, viz;

- Plot and Plan
- Land Only

#### **1. PLOT AND PLAN**

There are currently a number of “*Peter Whitehouse*” designed Villas, fully furnished, available to be purchased “*Plot & Plan*”. Each Villa has been tastefully designed to suit specific sites. These plans are ready for submission, and construction of your beautiful Villa could commence very quickly indeed.

Total purchase price is split into two sections viz;

- “*Lifestyle Package*” which consists of the *Land*, membership of the *Wild Dog Estate*, and membership of *Platinum Destinations*.
- “*Building Package*” which consists of the completed Villa.

*Inter Alia* the following is included in the “Lifestyle Package” package;

- The full standard Lifestyle Benefits attached to owning your prestigious property on *Wild Dog Estate*, viz,
  - ✚ Exclusivity of having individually designed Villas and maximum privacy with a low density of 1 unit per 21 acres
  - ✚ Country living with no hassles, which encompasses 24 hour security, fully serviced stands and Villas, zero labour problems and complete freedom of lock up and go.
  - ✚ 5 Star Resort Membership offering you access to the Boutique Hotel and Health Hydro, and all the sports and facilities the Estate offers you. (*Refer to the document Sports and Activities*)



✚ Exclusive membership to *Platinum Destinations* where you will be entitled to exchange up to 52 weeks per annum if you so desire.

- Fully Serviced Site.
- Completed Architectural design.
- Completed Engineering design.
- Submitted NHBRC certification.
- Submitted and approved building plans to local council.
- Appointed Building contractor and all Legal contracts drawn ready for signature.
- All materials sourced and available to be supplied.
- Generous Furnishing & Golf Cart provisional sum allowed.

All the above is included and paid for in the purchase price.

**(Subject to Wild Dog Estate standard terms and conditions)**

➤ **PRICE FROM R6,500,000 - R9,500,000 INCLUDING VAT**

- ✚ **Price depends on site location / size & fittings**
- ✚ **Average is R14,800 m2 – R16300 m2 including patio area**
- ✚ **Fully furnished including Golf Cart**
- ✚ **Purchaser should register for Vat if the intention is to make use of the Rental Pool, thus Vat can be deducted.**

## 2. **LAND ONLY**

Alternatively you are can commission the *Wild Dog Estate Architect* to design your Villa to suit your specific requirements and taste. Although the architect has to abide by the *Wild Dog Estate Architectural Guidelines*, (Refer to relevant documents under “Building Guidelines”) he will create a unique design which maximises the views and topographical layout of your selected property, and will conform to your specific needs and lifestyle.

➤ **STAND PRICES FROM R3,270,000 INCLUDING VAT**

- ❖ **Purchaser should register for Vat if the intention is to make use of the Rental Pool, thus Vat can be deducted.**

**PLEASE NOTE:**

- **WHOLE OWNERSHIP - 40% SOLD - ONLY 19 STANDS LEFT**



### 3. CRITERIA

The following criteria will apply to all Whole Ownership modules;

- 3.1. The minimum number of bedrooms that can be built is 2 (two) and maximum is 4 (four).
- 3.2. The minimum floor area (*living area including garage and covered veranda*) is 250m<sup>2</sup> and the maximum is 600m<sup>2</sup>.
- 3.3. Although each design is unique and the Owner can, to a great extent, design the external shape of the building to suit individual taste, the external building guidelines must be strictly complied with. Internally the Owner has a lot more freedom as long as the design complies with the minimum standards as set down by ***Platinum Destinations***.
- 3.4. Villa prices will be governed depending on which site is chosen due to the following factors;
  - Aspect
  - Desirability
  - Position
- 3.5. Owners will have the option of banking 52 (Fifty two) weeks with ***Platinum Destinations*** or renting the unit out via the ***Wild Dog Estate Rental Pool***.

### 4. PAYMENT STRUCTURE FOR WHOLE OWNERSHIP

#### Note:

Total purchase price is split into two sections viz;

- “***Lifestyle Package***” which consists of the ***Land***, membership of the ***Wild Dog Estate***, and membership of ***Platinum Destinations***.
- “***Building Package***” which consists of the completed Villa.

Payment structure of the Whole Ownership is as follows:

- 4.1. 10% of total purchase price must be paid up front, to be held in trust with the Conveyancing Attorneys and guarantees must be furnished for the full balance of the purchase price.
- 4.2. On transfer of land into the Owner’s name the balance of the “***Lifestyle Package***” price must be paid to the Conveyancing Attorneys. At this point the Owner will enjoy following benefits;
  - Freehold title to the Stand (erf) with the ability to resell at any time.
  - Access to the ***Wild Dog Estate*** to make use of whatever facilities are available at any given point in time.



- Membership to *Platinum Destinations* which offers attractive interim benefits to Owners of *Wild Dog Estate* who have not yet built their Villa.

4.2.1. Balance of the total purchase price will be paid during construction of the Villa as per the MBA (Master Builders Association) payment structure.

## 5. **WILD DOG ESTATE RENTAL POOL**

Once the Hotel Complex has been built, all Owners will be able to bank their units with the *Wild Dog Estate Rental Pool*. The Rental pool will work as follows:

- 5.1. Owner gets 50% of gross Revenue and Hotel 50%.
- 5.2. Owner shares in the entire rental pool (*not just your own unit*) on a percentage basis. For example if you put in a 3 bedroom unit into the rental pool and there are a total of 100 bedrooms on this day, you will get 3 divided by 100 i.e. 3% of the rental income for that day, irrespective whether your unit was rented out or not. (*Assuming R1000 per bedroom X 100 = R100,000 per day X 50% = R50,000 X 3% = R1500 per day would be your share.*)
- 5.3. The Hotel's 50% covers cleaning unit, and dealing with clients from check-in to check-out and all other related services.
- 5.4. The "Potential Returns on Investment" document reflects an excellent IRR (*Internal Rate of Return*) on your investment. Based on very conservative occupancy rates you can still expect a reasonable IRR on your investment while still enjoying the use thereof and all that *Platinum Destinations* can offer.

## 6. **LEVIES**

### 6.1. **Whole Ownership and Syndication**

- 6.1.1. R20000 per annum
- 6.1.2. If paid yearly in advance a 10% discount is applicable (*R18000 – i.e. R1500 p.m.*)
- 6.1.3. Levies can be paid monthly by direct Debit Order at a rate of R1667 p.m.



7. **CONTACT US FOR PERSONAL PRESENTATION**

This is a blue chip investment opportunity not to be missed. Contact us and one of our Sales Team will arrange a personal presentation in your office or home and when required, a site visit.

**Contact numbers are as follows:**

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