



seasons

golf • leisure • spa

PROPERTY INVESTMENT

3 BEDROOM VILLA

SEASONS GOLF, LEISURE & SPA • INVESTMENT OPPORTUNITY

PURCHASE PRICE

R1,750,000

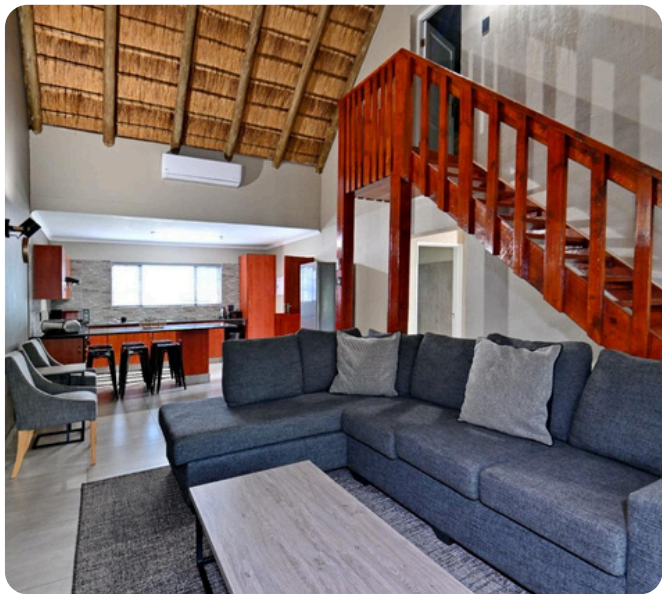
INDICATIVE RETURN

Up to 14%

OWNER USE

14 Days

INVESTMENT OVERVIEW



A lifestyle asset.

A managed return.

A fully developed and operational villa investment offering immediate participation in the rental pool.

Investor returns commence from Month 1, with monthly payments made in arrears between the 7th and 10th of each month. Immediate rental income applies from the date payment is received.

PURCHASE PRICE

R1 .7 5m

RETURN

Up to 14%

OWNER USE

14 Days

AGREEMENTS & TERMS

01

Agreements in Place

- Sale Agreement
- Lease Agreement / Management Contract

02

Rental & Payment Terms

- Investor returns commence from Month 1
- Monthly payments are made in arrears between the 7th and 10th
- Rental income applies from the date payment is received

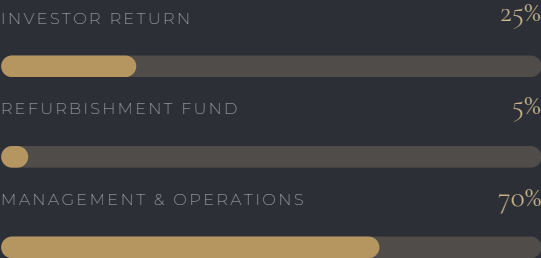
03

Owner Benefits

- Up to 14 days' usage per annum
- Secured asset growth
- Exclusive access to Best Available Rates
- Zero levy contribution*
- Touch Down Group buy-back option
- 99-year leaseback with guaranteed rental income

TRANSPARENT ALLOCATION

Long-term value,
clearly apportioned.



REFURBISHMENT
The 5% allocation supports unit upkeep and scheduled upgrades, generally planned on a 5-year cycle.

WHAT THE 70% COVERS

Management Fee	Grounds & Gardens	Levies & Special Levies
Marketing	Electricity	PMS
Water	Facility Management	Waste Removal
Financial & Administration	Operational Equipment	Bank Fees
Client Consumables	Security	Housekeeping
Refurbishment Shortfall	Maintenance	Accounts Team & Audit

HOSPITALITY EXPERTISE

Property discipline.

✓ Touch Down infrastructure, facilities and activities development

✓ Critical mass on beds

✓ No gearing policy

✓ Quicker development process of properties

✓ Manage hospitality experiences better

Partial property
investment available

Full title
investment

Broader Touch Down
property portfolio

BUILT ON TRUST

Trusted. Experienced. Aligned.

A professionally managed property investment model, supported by established resort infrastructure and hospitality expertise.

2016

FIRST INVESTOR
PARTNERSHIP
LAUNCHED

R480m

TOTAL AVAILABLE
STOCK · AUGUST
2025

INVESTMENT PERFORMANCE

FORECAST MODEL AMOUNT

R1,750,000

2026 ANNUAL ROI

R175,446

2031 ANNUAL ROI

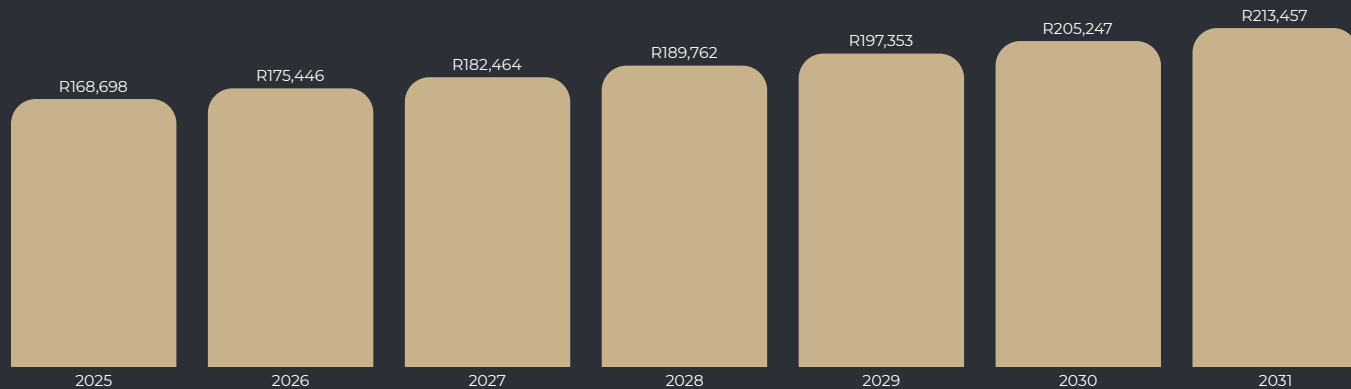
R213,457

12,25%

PROJECTED ROI UP TO 2031

Annual ROI Performance

2025 ACTUAL · 2026-2031 FORECAST



LONG-TERM GROWTH

2025	R 1, 6 80, 000
2026	R 1, 750, 000
2027	R1,764,000
2028	R 1, 852, 200
2029	R1,944,810
2030	R 2, 04 2, 051
2031	R2,144,153

INDICATIVE ROI RANGE

Starting ROI benchmark of 10.0%, with forecast returns ranging from 10.0% in the 2025 base case to 12,25% by 2031.

OPERATING COSTS

Touch Down covers management, housekeeping, operational equipment replacement, utilities, maintenance, estate levies and refurbishments.

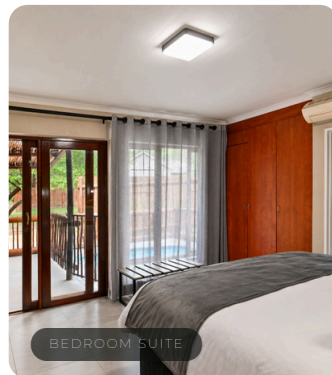
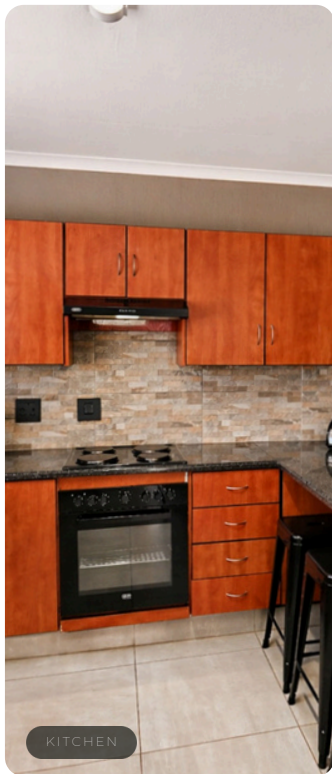
FORECAST STATUS

2025 values are actual achieved figures. 2026–2031 values are forecast figures.

JAN 2026	SEP 2031	DEC 2031
R 14, 998	R18,753	R27,788

THE VILLA

READY TO OPERATE. READY TO PARTICIPATE.



A SIMPLE PROCESS

01

Confirm Interest

Confirm your interest in the property and investment opportunity.

02

Issue Sale Agreement

The Sale Agreement is issued for your review and signature.

03

Finalise Lease

The Lease Agreement or Management Contract is finalised to protect and manage your investment.

04

Payment & Participation

Upon receipt of payment, the investment is live and rental participation begins from Month one.

Offer Summary

3 Bedroom Villa - Purchase Price

R 1, 750, 000

Indicative ROI

Up to 14% p.a.

Owner Usage

Up to 14 days p.a.



MOVE FORWARD
WITH CONFIDENCE.

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