

# Buy into life ... at a fraction of the cost

*A Rare opportunity in a very exclusive and unique environment ...*



# DULLSTROOM *Country Estate*





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## 1. ESTATE OVERVIEW

### Dullstroom Country Estate

The rolling grasslands are home to numerous bird species, including the blue Crane and various eagles while abundant wildlife including Rheedbuck, Zebra, Black Wildebees, Springbuck, Eland and Blesbuck can be viewed from open landrovers, on horseback or on walking trails.

Dullstroom , with it's diverse climate conditions offers year-round attractions – comfort, convenience and informal elegance. The winter season is a cold enjoyable time in Dullstroom with easy game-viewing and bird-watching, and ideal weather for fire lit cherry nights while summer features thick mist in the mornings and evenings.



Experience restful relaxation, only two and a half hours away, in misty and tranquil Dullstroom. True and blissful peace...

Situated in the heart of Dullstroom , South Africa's premier fly-fishing region, on the prestigious Kruisfontein Road, Dullstroom Country Estate presents a rare opportunity to own an outstanding highlands fly-fishing retreat.

Dullstroom Country Estate provides the ultimate backdrop for an extraordinary lifestyle...



## Dullstroom activities

More than just place to live, Dullstroom offers its homeowners an exclusive list of recreational activities on the estate, ranging from early-morning game drives to Bird watching, from fly-fishing to archery.

The list is quite extensive: Family picnics, horse riding, mountain biking, Nature trails.

## Dullstroom Golf

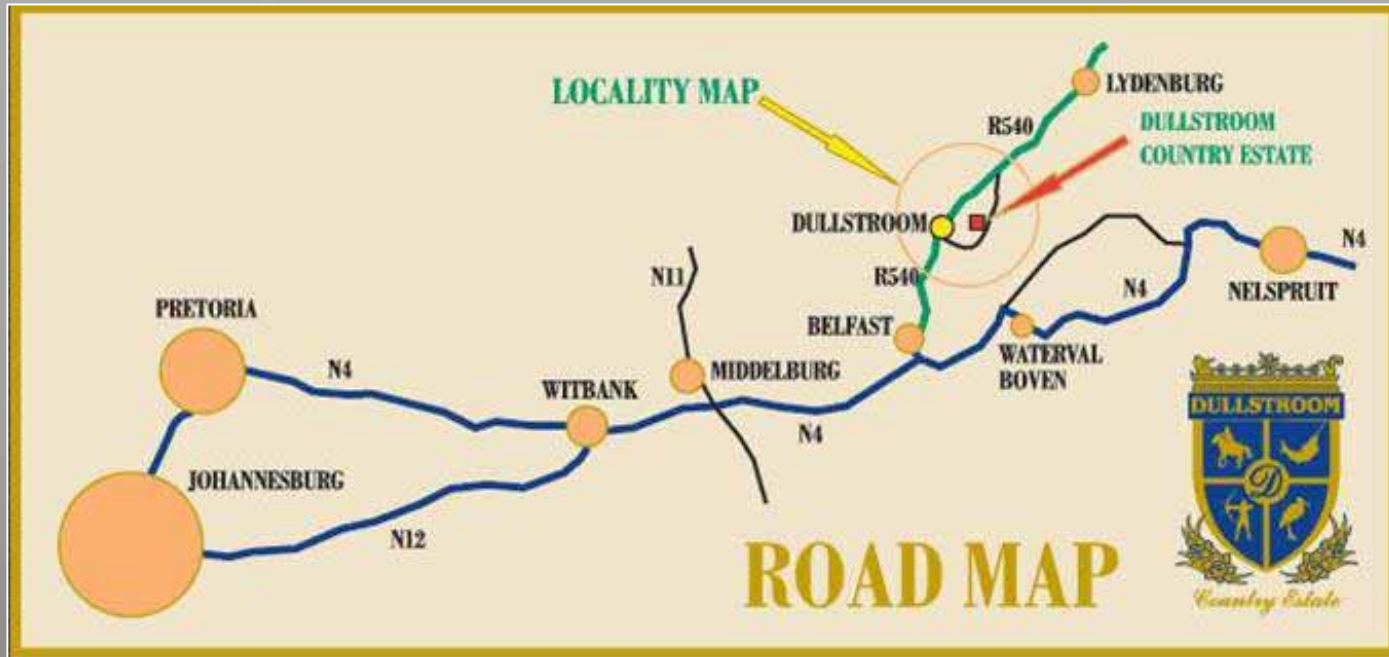
Dullstroom Country Estate is in close proximity of the Highland Gate golf estate just a few hundred meters down the road.

A combination of native grasses in out-of-play areas and a fescue blend in the maintained areas will be used to provide an emerald green playing surface all year round. The winter contrast between green of playing surface and the brown of the highveld grasses in the surrounding areas will be particularly dramatic.





## 2. DIRECTIONS TO DULLSTROOM COUNTRY ESTATE





### 3. SITE PLAN





## 4. SPECIFICATIONS AND LEVIES

### THE STAND

- 10 000 m2 Stand
- Well positioned
- Views of the dams
- Breathtaking views
- Stand nr 8

### THE HOUSE

- 10 sleeper 400 m2 House
- 5 Bedrooms (4 en-suite bathrooms)
- Underfloor heating
- Jotul Woodburning Ovens in master bedrooms and lounge
- In- and outside braai
- Cozy reading room / library
- Huge games room
- Pool / Table Tennis table and dart board in games room
- 13 Personal lockers
- DSTV with plasmas in lounge and games room.

### PROJECTED LEVY

Home owners levies	R1606
DSTV	R465
Annual audit fee	R500
Property managers	R1450
Municipal fees (Electricity, water and Gas)	R900
Insurance – Building	R230
Insurance – Content	R390
Maintenance fund (re-painting, etc)	R1000
Cleaning	R2100
<b>Total per month</b>	<b>R 8 641</b>
Shareholders 13	
<b>Per shareholder per month</b>	<b>R665</b>





# 5. USAGE ROSTER

The Company has 13 shares. One share is equal to 1/13<sup>th</sup> shareholding in the company, and all assets of the company. Each share gives the shareholder four (4) weeks usage per annum on a rotational basis. Thursday being the first night.



1 High Week, 1 Medium and 2 low per share, Thursday being first night

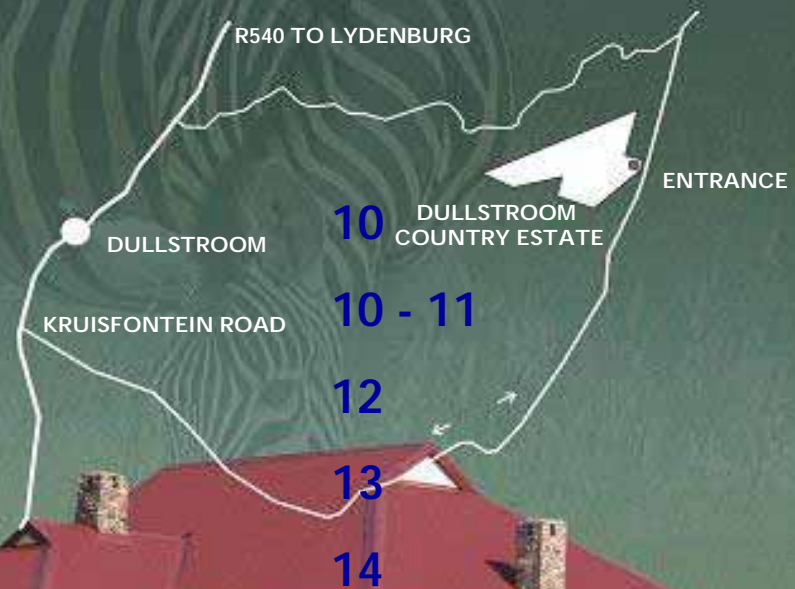
\* Schedule rotates annually

Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52					
Date from:	2008/1/3	2008/1/10	2008/1/17	2008/1/24	2008/1/31	2008/2/7	2008/2/14	2008/2/21	2008/2/28	2008/3/6	2008/3/13	2008/3/20	2008/3/27	2008/4/3	2008/4/10	2008/4/17	2008/4/24	2008/5/1	2008/5/8	2008/5/15	2008/5/22	2008/5/29	2008/6/5	2008/6/12	2008/6/19	2008/6/26	2008/7/3	2008/7/10	2008/7/17	2008/7/24	2008/7/31	2008/8/7	2008/8/14	2008/8/21	2008/8/28	2008/9/4	2008/9/11	2008/9/18	2008/9/25	2008/10/2	2008/10/9	2008/10/16	2008/10/23	2008/10/30	2008/11/6	2008/11/13	2008/11/20	2008/11/27	2008/12/4	2008/12/11	2008/12/18	2008/12/25					
Shareholder	H	H	M	M	L	L	L	L	L	L	M	M	H	H	M	L	M	M	L	L	L	L	L	M	H	H	H	M	L	L	L	L	L	L	L	M	H	H	M	L	L	L	L	M	H	H	H	H									
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## 1. WHY LEISURE PROPERTY?

Over the last two decades leisure property has constantly outperformed traditional residential property by a healthy margin

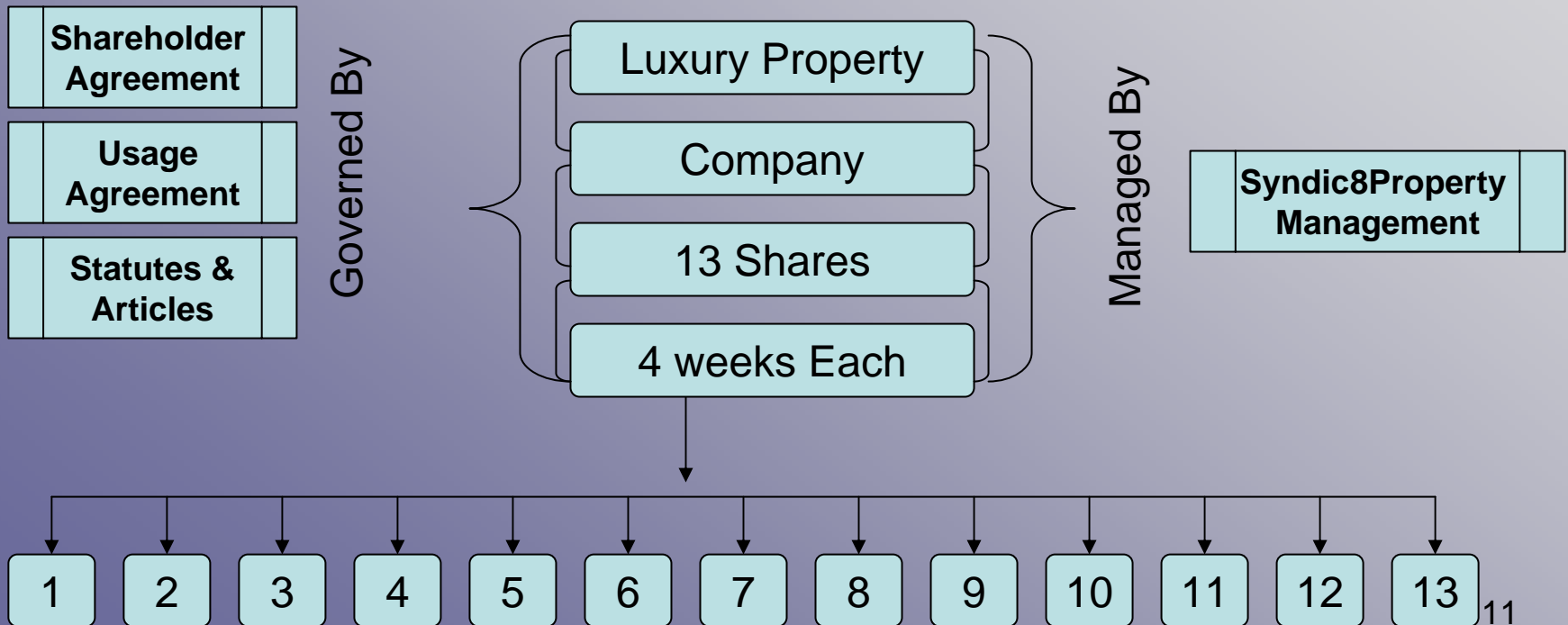
- Leisure property not only offers above average capital growth, but also excellent rental returns combined with a self usage benefit
- SA is one of the fastest growing tourism destinations in the world, with Cape Town rated as one of the top 5 leisure destination in the world and the Cape Town/Johannesburg air route one of the top 20 busiest air routes on the planet!
- The 2010 Soccer World Cup to be held in SA, will not only bring millions of tourist flocking to the country during the tournament, but it is also estimated that the exposure it will bring to the country as a whole, will increase our tourism percentage by an additional 40% per annum for many years to follow.

## 2. WHY FRACTIONAL OWNERSHIP?

- Any increase in the value of the property accrues to the shareholders, this is the major differentiating factor between fractional ownership and timeshare
- Better value for money – you only pay for your utilization and not for the remainder of the year
- Affordable **ownership** in exclusive destinations
- The most exclusive addresses in South Africa normally increase in value faster than other residential properties
- Ability to rent out your un-utilized weeks
- Lower maintenance costs as it is shared between all shareholders
- Less security concerns because of higher occupancy and high estate security



# Understanding the Fractional Ownership structure





### 3. WHY SYNDIC8 SOLUTIONS?

- S8S prides itself on the company's dedication to a "no compromise approach to client care" and an un-wavering commitment to high ethical standards & values
- S8S is widely regarded as offering the most user friendly, but factually correct structures and documentation in the industry
- S8S offers buyers the piece of mind that all properties offered by the company has complied with a very strict list of criteria and a thorough quality check prior to going on sale
- S8S is one of the only companies in the industry that offers a full turn-key service ranging from marketing, to property management, to rental management, to re-sale marketing and a usage exchange program. We are proud of the fact that most of our new business sales emanate from recommendations by our existing clients!
- S8S, as a full subsidiary of Exord Holdings (Pty) Ltd and a proud member of the South African Association of Fractional Intermediaries (SAAFI), offers clients complete piece of mind as a life long partner in their fractional ownership asset.





## 4. PROPERTY MANAGEMENT

Syndic 8 Property Solutions is a company that offers a wide range of property management - and rental services for various Golf Estate Properties. We feel that our specific focus and knowledge of Fractional Ownership properties provides a major advantage for our selected clients. Herewith a summary of our proposed services for the property at Dullstroom :

- Billing and collection of levies
- Control over creditors and payments
- Financial statements annual audit and taxes
- Statutory records
- Website advertising of rentals
- Accounting and administration
- Management of Maintenance Fund – if applicable
- Interchanging of timeframes between shareholders
- Interchanging resort timeframes between shareholders
- The above services are billed monthly and added to each shareholder's monthly levy account.

### Additional services include:

- Inventory control once yearly – R1 500 plus travelling expenses
- AGM's and general meetings: facilitation, agenda, minutes, etc.  
R1000 per meeting after year 1
- Insurance Claims – 10% of claim
- Resale of shares – negotiated commission

### Credit control Charges

Bank charges – as charged by ABSA, no additional charge by Syndic8Solutions  
 Cheques / Debit orders dishonored – R100 plus bank charges  
 Late payment penalty – R100 plus 10% interest p.a on overdue amount  
 Late payment reminder – R114 issued 7 days after payment date  
 Final demand – R57

### Rentals

Monthly advertising in magazines  
 Advertising on our website and company database  
 Rental commission: 15%

*Buy into life ... at a fraction of the cost*



To buy into life contact us at:

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