

THREE43ONB

Corner of Bellevue & Main Road | Sea Point

Investment Opportunity

Everything
together.

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WE'VE ENDEAVOURED TO
CREATE A RELATABLE AND
RELIABLE STRUCTURE THAT WILL
WITHSTAND THE TIDES OF TIME.

THREE43ONB - AN INTRODUCTION

In our ongoing exploration of new forms of compact urban living, **THREE43 ON B** emerges not only as an evolution of our design principles but as a response to an increasingly dense city.

THREE43 ON Bushers in a fresh design aesthetic which carries Blok's strong principles of thoughtful design, third and shared spaces, and a passion for neighbourhoods and urbanism. The considered use and expression of materials is a hallmark of our approach. THREE43 ON B emerges as a harmonious response

to the cultural and historical fabric of each locale. Celebrating urban apartment living as a collective experience, we design with human connection in mind.

Celebrating Everything Together is the intrinsic inspiration behind THREE43 ON B, Blok's 15th development. Located on the corner of Bellevue and Main Road, with everything on your doorstep, and everything you need in a home, THREE43 ON B embraces once more, living in a thriving neighbourhood you can call your own. An urban environment is defined by convenience, creativity and energy. You're close to everything here. Because this is home — in the connected seaside cityscape of Sea Point.

This nine storey building will consist of:



- **101 apartments** with a blended building make up
- **x 36 micros** approximately
- **x 12 one beds** approximately
- **x 3 three beds** approximately
- **x 33 studios** approximately
- **x 17 two beds** approximately

Key development features

- | | | | |
|---|--|---|--|
|  | Bold, exciting architecture, encapsulating the energy and pulse of Sea Point |  | Rooftop lap pool with ocean and mountain views |
|  | Thoughtfully designed apartments to maximise living |  | On-site retail and commercial |
|  | Seamlessly integrated appliances |  | On-site 24 hour security and concierge |
|  | An urban courtyard |  | Close to MyCiti bus routes |
|  | On-site storerooms and parking |  | Close to the Promenade |
|  | On-site laundry |  | Pet-friendly |
|  | Solar PV Power for common areas |  | Work from home stations |
|  | Low voltage, energy-efficient light and waterwise fittings as standard |  | Generator for lifts communal lighting and security |
|  | High-speed fibre connectivity |  | *Aircon, Smart Switching, Smart Locks
*(available at a customisation phase) |

THE TEAM

Project Developer:

Blok

Project Manager:

Blok

Architect:

Two Five Five Architects

Quantity Surveyor:

Multi QS

Structural Engineer:

Sutherland

Electrical Engineer:

Sutherland

Town Planner:

D&S Planning Studio

Land Surveyor:

David Hellig & Abrahamse

Fire Engineer:

Sutherland

Mechanical Ventilation Engineer:

Sutherland

Conveyancing Attorney:

Miltons Matsemela

DEVELOPMENT CONCEPT

THREE43ONB is an exciting new development located on the corner of Main Road and Bellevue Road in Sea Point's coastal cityscape.

Perfectly positioned, it allows the connected urbanite to experience everything together in the form of unmatched comfort and convenience, right in the heart of the spirited Sea Point neighbourhood.

THREE43 ON B will serve as a mixed-use development, with thoughtfully-designed residential and commercial spaces, as well as an extensive pedestrian space which will allow residents to experience organic interaction with the Sea Point community.

A response to the surroundings

The architectural form was specifically designed and orientated to give maximum frontage to ocean and mountain views.

A response to the form

The building form embraces facets of traditional design, referencing the history of its locale, while embodying a youthful, sophisticated energy, seen in its modernity and functional approach to urban living.

The podium and facade are characterised by eye-catching geometric features like rounded shapes and soft curves, seen in the tall archways, circular and capsular shapes, and embowed balconies, which evoke a sense of classic elegance.

This is skillfully contrasted with horizontal and vertical lines, the former creating a sense of stability, grounding and security, and the latter symbolising strength, balance and height.

A response to its heritage

The timeless design is a response to the existing fabric of its storied location, referencing the distinct heritage buildings in Sea Point that still command their space, and resilient, historic structures like the church across the street, built in the late 1800s, that served as inspiration for our design approach.

We've endeavoured to create a relatable and reliable structure that will withstand the tides of time, ultimately carrying the same esteem in the neighbourhood as the buildings that inspired it.

A response to urban environment

Sea Point is a vibrant, active community of urban dwellers who spend time in and interact with their neighbourhood. To embrace this aspect of city living, we drew inspiration from the streets of Europe and South America, where pedestrian spaces are prominent features and increase the utilisation of limited urban spaces.

In order to bring this concept to THREE43 ON B, we created an urban incentive, allocating 250m² of building space to the pavement and creating an opportunity for the building to serve as a congregation and interaction point for the community. The architecture of THREE43 ON B promotes pedestrian activity, urban permeability and the concept of a functional neighbourhood within an urban environment.

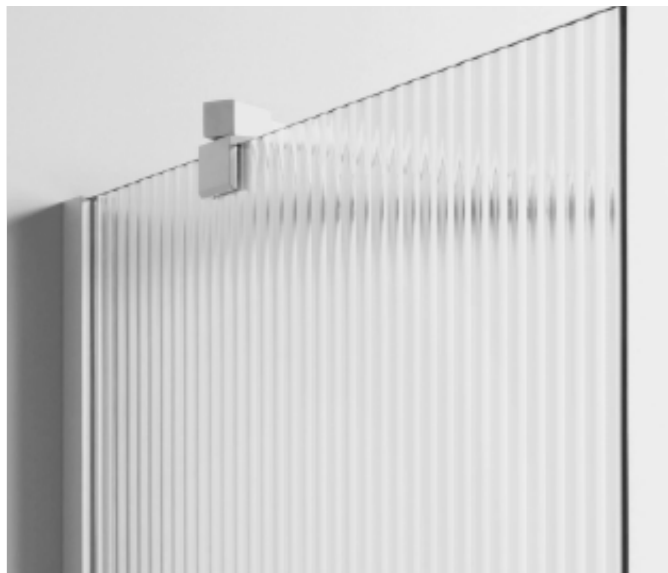
A response to Everything Together

At THREE43 ON B, convenience and urban living unite in perfect synchronicity. This is where the mountain, the ocean, the promenade and every café, restaurant and store co-exist perfectly to complement the life you want - where everything you'll ever need is right at your doorstep. This development is an ode to modern urban living where home extends beyond the walls of your private living spaces.

In the spirit of everything together, the elements in each apartment work in unison to ensure a practical, functional way of living that utilises every square metre of space to its maximum potential. Traditionally, space in the urban kitchen was sacrificed to allow for more spacious living areas but with our thoughtful design approach, we've been able to create balance and optimise the kitchen for maximum spatial use with the needs of the end user in mind.

Special consideration was given to the colour palette and lighting design. We opted for clean, sophisticated off-whites combined with warm, inviting terracotta and moody greens, blues and browns. We chose task lighting for the kitchen and ambient lighting for living spaces, complementing our chosen colour palette and ensuring that ease and comfort follow you throughout your home.

LOOK & FEEL



INVESTMENT OPPORTUNITY

We are committed to contributing homes and spaces that are of a positive influence inside and out.

THREE 43 ON B is an exciting new development that brings global trends to Cape Town, featuring raw design, as seen in markets such as Sao Paulo and Tel Aviv. Combining natural elements to create thoughtful design, rooted in powerful simplicity; bringing together concept, design, culture and living with the ethos of less, but better. The pandemic forced us to re-evaluate what we build and at the heart of it, a return to the basics.



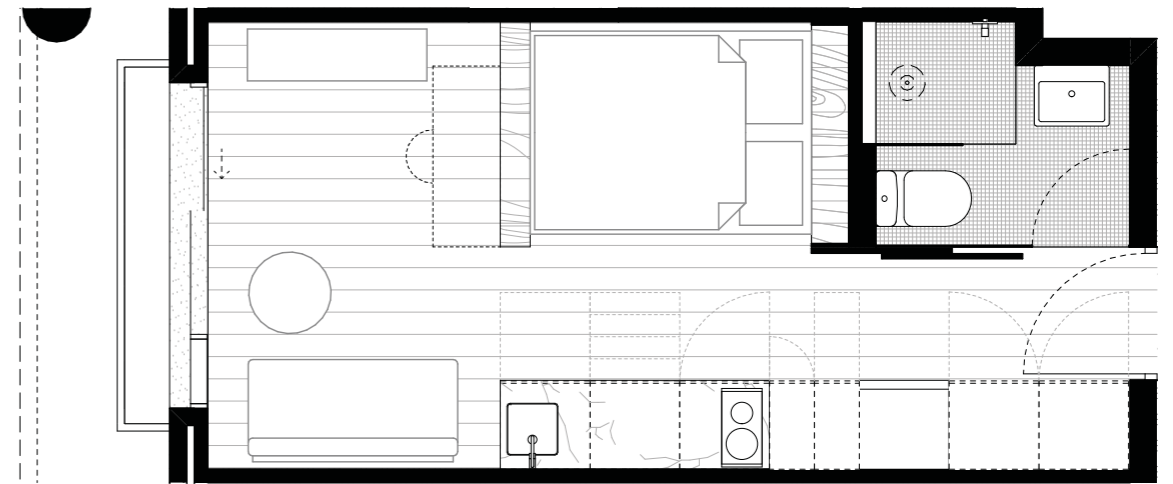
Re-thinking how to define a space and sense of space. With the promotion of urbanisation and density,

building cities for a small planet requires innovation, that is socially, environmentally and economically sustainable.

Blok is challenging the limitations of space with modern design solutions, with the understanding that the meaning of home itself has evolved and now requires spaces to provide a balance between work and play. THREE 43 ON B is our most human-centred project yet, putting the needs of city-based modernists at the heart of all of the thinking that's gone into the building. This also demands that the building is green not only in terms of natural spaces but also energy.



THREE43ONB | Micro Apartment



Cities are living entities. Evolving, shifting, and being reimagined by those who live there and shape them. THREE 43 ON B is your section of the skyline - your inner sanctum above the city below.

Blok is pursuing a more immersive residential experience that enables a new way to both live and stay in smaller urban homes. THREE 43 ON B seeks to take the ingredients that the market loves within traditional urban living, and converge this with principles of micro living and modern urban needs, in order to make city life more accessible. Blok has designed a

project which nurtures and maximizes every m2 of space, with attention to detail. THREE 43 ON B offers access to everyday convenience and shared space to make life feel more adaptable and uncomplicated. In doing so, the narrative is shifting from small units or micro units, towards urban, serviced living and the value it presents.







Statistics for A Studio in Sea Point

Income generated from the short-term leasing is back up to, and exceeding, pre-Covid-19 income levels.

The last 12 months have seen tremendous growth in short-term leasing incomes, with the Atlantic Seaboard leading the charge in South Africa. Cape Town Summer ending 2022 is predicted to break all short-term leasing records for revenue generated as local and international tourists alike flock to the Atlantic Seaboard.

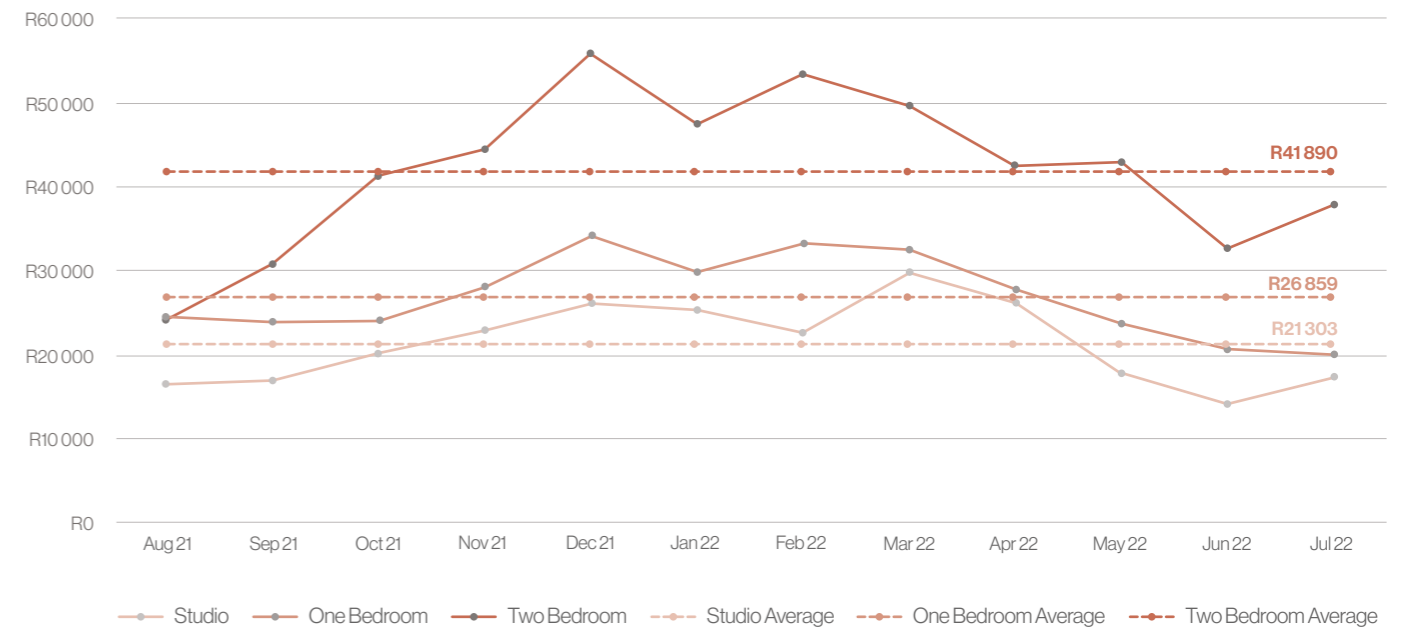
**All data is sourced from AirDNA.*

August 2021 - July 2022 actuals of stock in the 85th percentile.

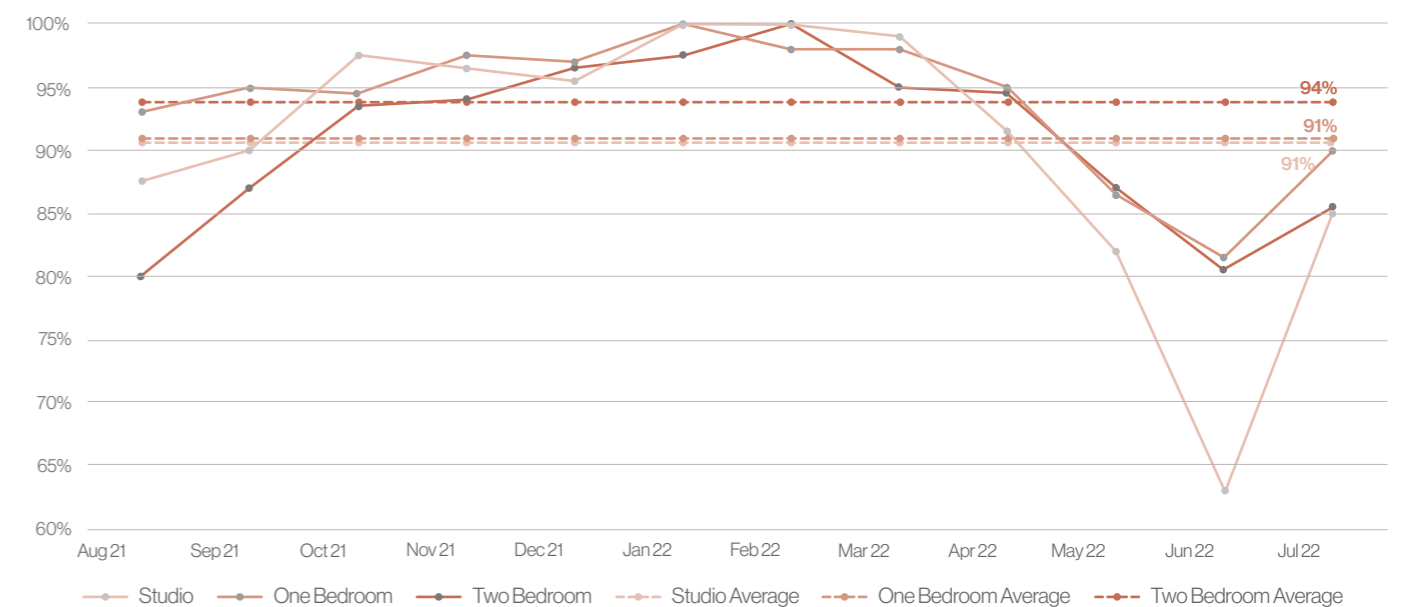
	STUDIO	ONE-BED	TWO-BED
 Average Occupancy	91%	94%	91%
 Total Revenue Over 12 months*	R255 634	R322 308	R502 680
Average nightly rate	R772,82	R941,07	R1 514,80

As a holiday destination, Cape Town's appeal to both international and local tourists is increasing at an accelerated rate. The demand to be in one of the best cities in the world, as ranked by The Telegraph Travel Awards, has contributed to the strong growth in both capital and rental returns.

Sea Point AirBNB Monthly Revenue Actuals (Aug 21 - Jul 22)



Sea Point AirBNB Monthly Occupancy Actuals (Aug 21 - Jul 22)

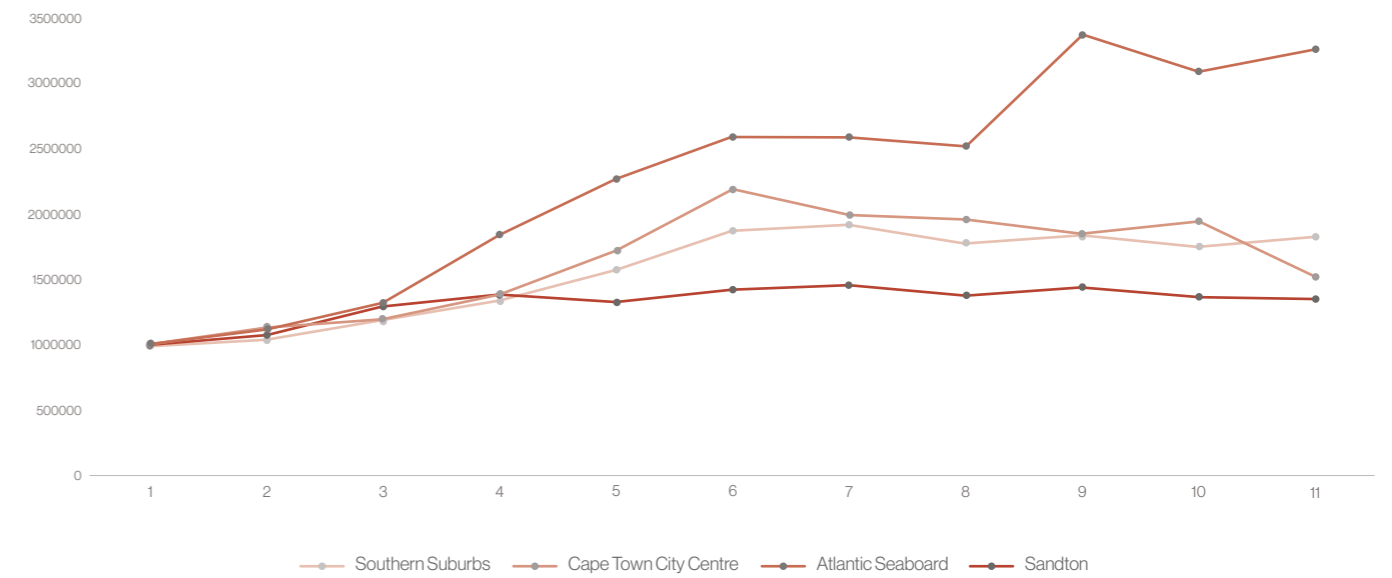




↻ Market Growth Statistics

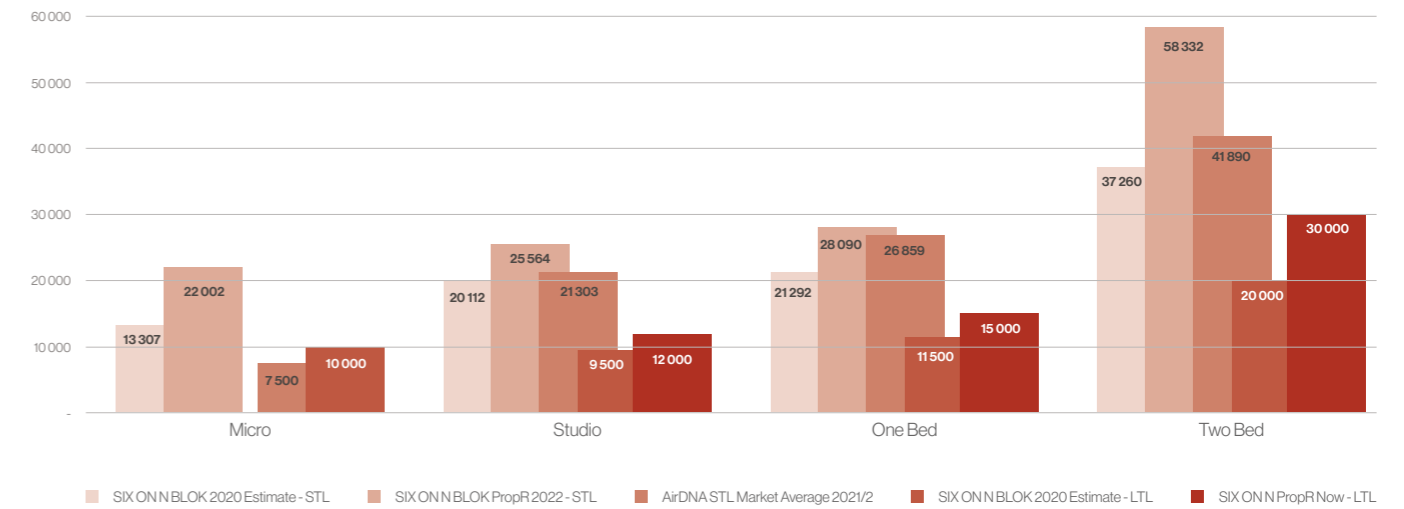
Based on insights from Lightstone, the Atlantic Seaboard is one of the top performing suburbs for capital appreciation. If one had acquired a property at R1 million at the start of 2012, that property would be worth R3,267,693 in 2022, based on the average price of property in the area.

10-Year Growth Rate





Monthly Leasing Gross Income Comparisons



Looking at another of our Sea Point developments, SIX ON N, which is up for completion in November 2022, the leasing information demonstrates the highly attractive value proposition that owning a Blok apartment offers investors. All of our 2020 projections across every category have proven to be materially less than the PropR estimations of income in 2022, speaking to our conservative projections. As further projected by PropR,

SIX ON N is estimated to outperform the market average, which underpins the value of purchasing from Blok.

There is no better time to invest in Cape Town, whether as local homeowners or to rent out to local and foreign travelers. THREE43 ON B presents possibilities and flexibility, giving investors the ideal opportunity to share in the growth that the city offers.

INVESTMENT PROCESS - THE CO-INVESTOR MODEL

Co-investor MICRO Model Returns



THREE 43 ON B presents an opportunity for investors with capital to offset risk by unlocking value.

Through the investor opportunity presented in THREE 43 ON B, investors can access property in one of the most resilient market in South Africa, with limited risks and excellent returns.

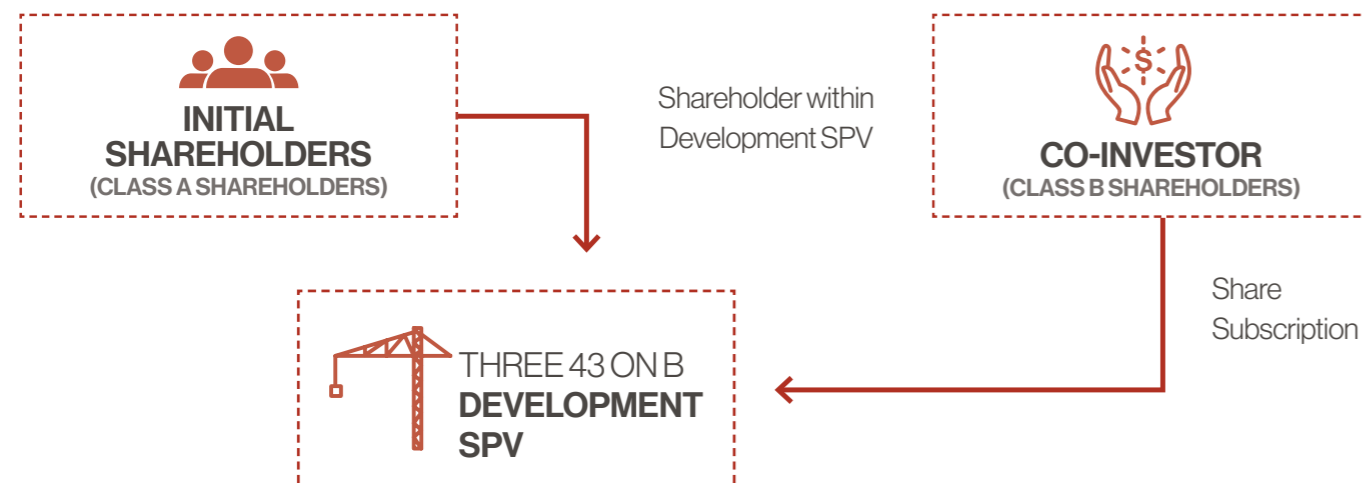
Combining the Blok Raw finish with efficient and intelligent design techniques, THREE 43 ON B is one of the best valued, newly developed products currently on offer in the Atlantic Seaboard.

Apartment Information	Micro	Studio	1 Bedroom	2 Bedroom
Unit Value (Incl VAT)	R1 200 000	R1 750 000	R2 450 000	R4 650 000
Unit Size (m ²)	25	34	47	74
Unit Rate (R/m ²)	R48 000	R51 471	R52 128	R62 838

The investment opportunity available to a limited number of Blok purchasers is that they become investors in the THREE 43 ON B project by investing in the development SPV (Special Purpose Vehicle).

Structure for Investors

To analyse the investor benefit received vs the upfront investor payment required – this benefit boasts a 35% Return on Investment and further translates into a 19,74% IRR over the 20-month investment period.



The THREE 43 ON B investor agreement is an alternative to the standard off-plan sale agreement whereby the investor takes on additional risk to earn themselves an investor benefit. The investor will subscribe to shares within the Development SPV to the value of an apartment less the investor benefit.

The investor, in return for providing an upfront investment into the project, is able to realise an investor benefit either by buying an apartment at a set rate, or a share in the profits of the development based on market conditions present upon project completion.

Apartment Information	Micro	Studio	1 Bedroom	2 Bedroom
Average Unit Value (Incl. VAT)	R1 200 000	R1 750 000	R2 450 000	R4 650 000
Investment Value*	R420 000	R612 500	R857 500	R1 627 500
Investment Term	20	20	20	20
Investor Benefit (12.25%)	R147 000	R214 375	R300 125	R569 625

*35% of including VAT Original Value

The upfront investor payment of 35% of the Purchase Price (incl. VAT) of a specific apartment in effect entitles the investor to acquiring built space at approximately R7 698 p/m² lower than market rates.

Apartment Information	Micro		Studio		1 Bedroom		2 Bedroom	
	Regular	THREE43 ONB Investment	Regular	THREE43 ONB Investment	Regular	THREE43 ONB Investment	Regular	THREE43 ONB Investment
Unit Value	1 200 000	R1 200 000	R1 750 000	R1 750 000	R2 450 000	R2 450 000	R4 650 000	R4 650 000
Investor Amount		R420 000		R612 500		R857 500		R1 627 500
Investor Benefit	-	(R147 000)	-	(R214 375)	-	(R300 125)	-	(R569 625)
Total Unit Cost	R1 200 000	R1 053 000	R1 750 000	R1 535 625	R2 450 000	R2 149 875	R4 650 000	R4 080 375
Return on Investment		35,00%	-	35,00%	-	35,00%	-	35,00%
IRR (20 months)		19,74%	-	19,74%	-	19,74%	-	19,74%

As THREE 43 ON B offers both your standard off-plan sale agreement and the investor agreement, the key differentiator between the two agreements is that the investor takes on an element of risk that a traditional buyer would not under a standard sale agreement. This risk that the investor takes on to access the investor benefit, is that the investment is returned to

the Developer for R1 if they fail to come up with the balance of the funds.

Due to the low base purchase price of the THREE 43 ON B product, coupled with the further reduction received through the investor benefit, the estimated yields on the apartments within this project are highly attractive.

YIELDS



Micro & Studio Apartments

NON CO-INVESTOR YIELDS		Micro Apartment		Studio Apartment	
		Short-Term	Long-Term	Short-Term	Long-Term
		Purchase Price	R1200 000	R1200 000	R1750 000
Projected Rent per month	R19 963	R7 500	R23 486	R11 000	
Projected Rent per annum	R239 561	R90 000	R281 836	R132 000	
Furniture costs	R70 380	R0	R88 205	R0	
Gross Yield (incl. VAT price)	18,86%	7,50%	15,33%	7,54%	
Net Yield + furniture	10,51%	6,05%	8,42%	6,24%	

ANNUALISED COSTS VS MONTHLY		Micro Apartment	Studio Apartment	
		Rates & Levies per annum	R17 405	R22 835
		Management Fee (incl. OTA* commission)	R43 115	R50 723
		Electricity p.a.	R9 582	R11 273
		Operational & Consumables p.a.	R23 956	R28 183
Other (WiFi, Netflix, Insurance, etc.) p.a.	R11 978	R14 091		

CO-INVESTOR YIELDS		Micro Apartment	Studio Apartment	
		Investor Unit Value (Incl. VAT & Furniture)	R1 123 380	R1 623 830
		Average 12 Month Net Rental	R133 524	R154 728
		Gross Yield + Furniture	21,33%	17,36%
Net Yield + Furniture	11,89%	9,53%		

*OTA is the 3% commission that the booking platform takes



1 & 2 Bedroom Apartments

NON CO-INVESTOR YIELDS		1 Bedroom		2 Bedroom	
		Short-Term	Long-Term	Short-Term	Long-Term
		Purchase Price	R2 450 000	R2 450 000	R4 650 000
Projected Rent per month	R29 612	R15 000	R46 183	R28 000	
Projected Rent per annum	R355 344	R180 000	R554 204	R336 000	
Furniture costs	R114 655	R0	R177 675	R0	
Gross Yield (incl. VAT price)	13,86%	7,35%	11,48%	7,23%	
Net Yield + furniture	7,53%	6,09%	6,49%	6,07%	

ANNUALISED COSTS VS MONTHLY		1 Bedroom	2 Bedroom	
		Rates & Levies per annum	R30 731	R53 940
		Management Fee (incl. OTA* commission)	R63 953	R99 742
		Electricity p.a.	R14 213	R17 734
		Operational & Consumables p.a.	R35 534	R41 565
Other (WiFi, Netflix, Insurance, etc.) p.a.	R17 767	R27 710		

CO-INVESTOR YIELDS		1 Bedroom	2 Bedroom	
		Investor Unit Value (Incl. VAT & Furniture)	R2 264 530	R4 258 050
		Average 12 Month Net Rental	R193 143	R313 510
		Gross Yield + Furniture	15,69%	13,02%
Net Yield on Investment	8,53%	7,36%		

*OTA is the 3% commission that the booking platform takes

YIELDS (CONTINUED)

The previous tables illustrate the estimated annual short and long-term rental incomes and expenses on the units at THREE 43 ON B. Through the combination of Blok Raw, lower pricing, and an increase in the homestay market both globally and locally in Cape Town, research has shown that short-term letting at THREE 43 ON B yields one of the best returns possible.

THREE 43 ON B is an excellent defensive property investment as the owner is able to earn sizable yields whilst waiting for the stock to reach its specific desirable capital appreciation value, should they wish to exit at a point in time.

The investor is only required to make their upfront, non-refundable investor payment to the value of 20-40% of the Original Apartment Value (incl. VAT) at the start of the investment term. After a 20-month term, or when THREE 43 ON B is complete, the balance of the share subscription is payable by the investor.

At this point, the investor's shares are either ceded into taking ownership of an apartment of their choice, or their funds alongside their profit share are paid to them.

Investor Cashflow

Investment Start Date		Completion 20 months later
(R420 000) Investment	Micro:	
R147 000 benefit banked	Purchase Apartment:	(R1 200 000)
	Deposit paid:	R 420 000
	Investor Benefit (12.25%):	R147 000
	Remaining Balance:	(R633 000)
		<i>Balance due 30 days before transfer</i>

Therefore, the investor takes ownership of an apartment on Project completion and that apartment, through their investor benefit, is at a lower value than a standard sale agreement price would be.





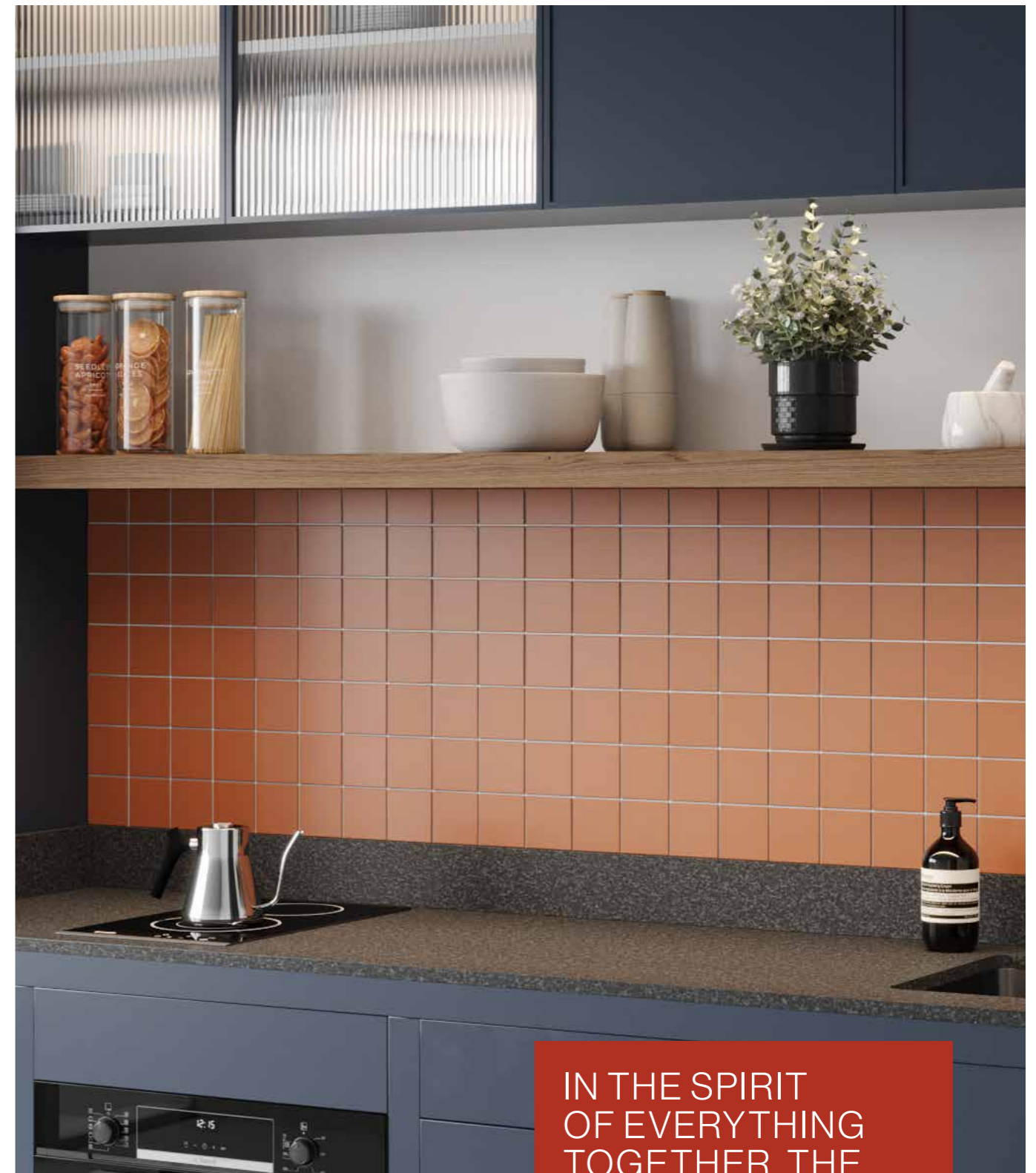
WE DREW
INSPIRATION FROM
THE STREETS OF
EUROPE AND SOUTH
AMERICA, WHERE
PEDESTRIAN SPACES
ARE PROMINENT
FEATURES.





THE ARCHITECTURE
PROMOTES
PEDESTRIAN
ACTIVITY, URBAN
PERMEABILITY
AND THE CONCEPT
OF A FUNCTIONAL
NEIGHBOURHOOD.





IN THE SPIRIT OF EVERYTHING TOGETHER, THE ELEMENTS IN EACH APARTMENT WORK IN UNISON TO ENSURE A PRACTICAL, FUNCTIONAL WAY OF LIVING.

BUILDING ELEVATION



MAIN ROAD

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR	EIGHTH FLOOR
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Retail Space, Pedestrian Walkway	Apartments: 101, 102, 103 104, 105, 106 107, 108, 109, 110	Apartments: 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221	Apartments: 301, 302, 303 304, 305, 306 307, 308, 309 310, 311, 312, 313 314, 315, 316, 317 318, 319, 320	Apartments: 401, 402, 403 404, 405, 406 407, 408, 409 410, 411, 412, 413, 414, 415, 416	Apartments: 501, 502, 503 504, 505, 506 507, 508, 509 510, 511	Apartments: 601, 602, 603 604, 605, 606 607, 608, 609, 610	Apartments: 701, 702, 703, 704, 705, 706, 707, 708, 709	Apartments: 801, 802, 803, 804
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09 NINTH FLOOR (ROOFTOP)
 08 EIGHTH FLOOR
 07 SEVENTH FLOOR
 06 SIXTH FLOOR
 05 FIFTH FLOOR
 04 FOURTH FLOOR
 03 THIRD FLOOR
 02 SECOND FLOOR
 01 FIRST FLOOR
 G GROUND FLOOR
 P1 BASEMENT FLOOR

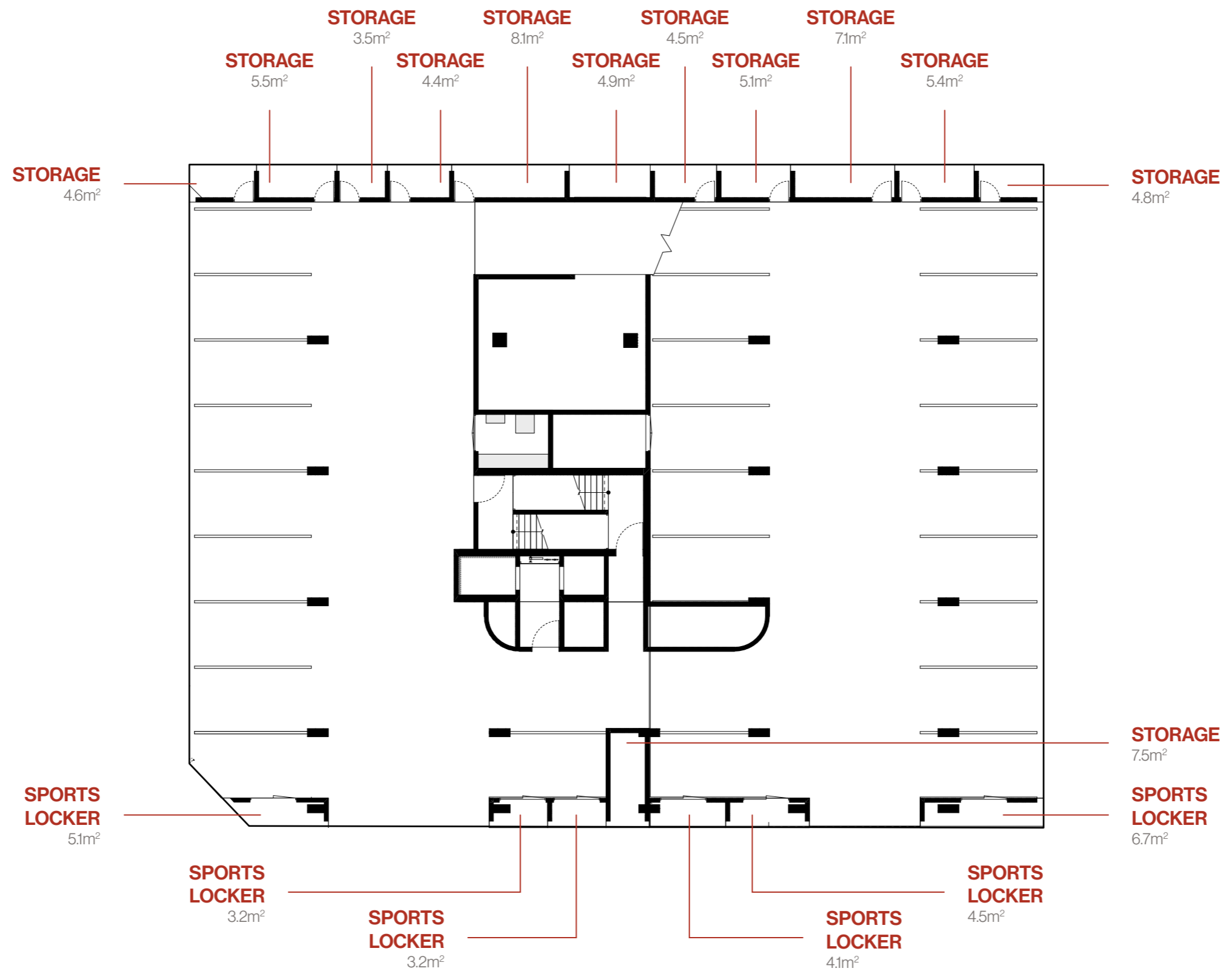
BELLEVUE ROAD

BELLEVUE ROAD

BASEMENT FLOOR



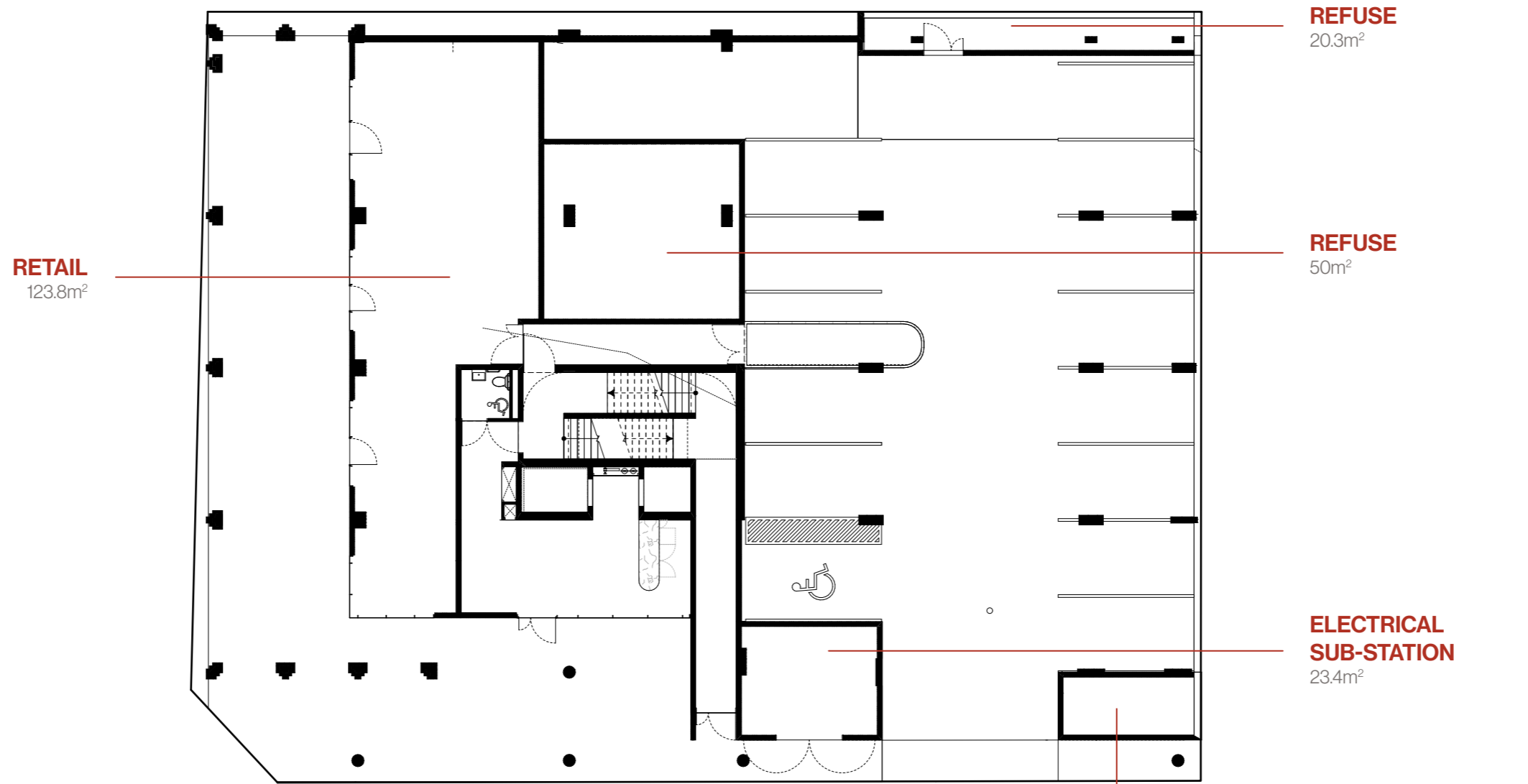
MAIN ROAD



GROUND FLOOR



MAIN ROAD



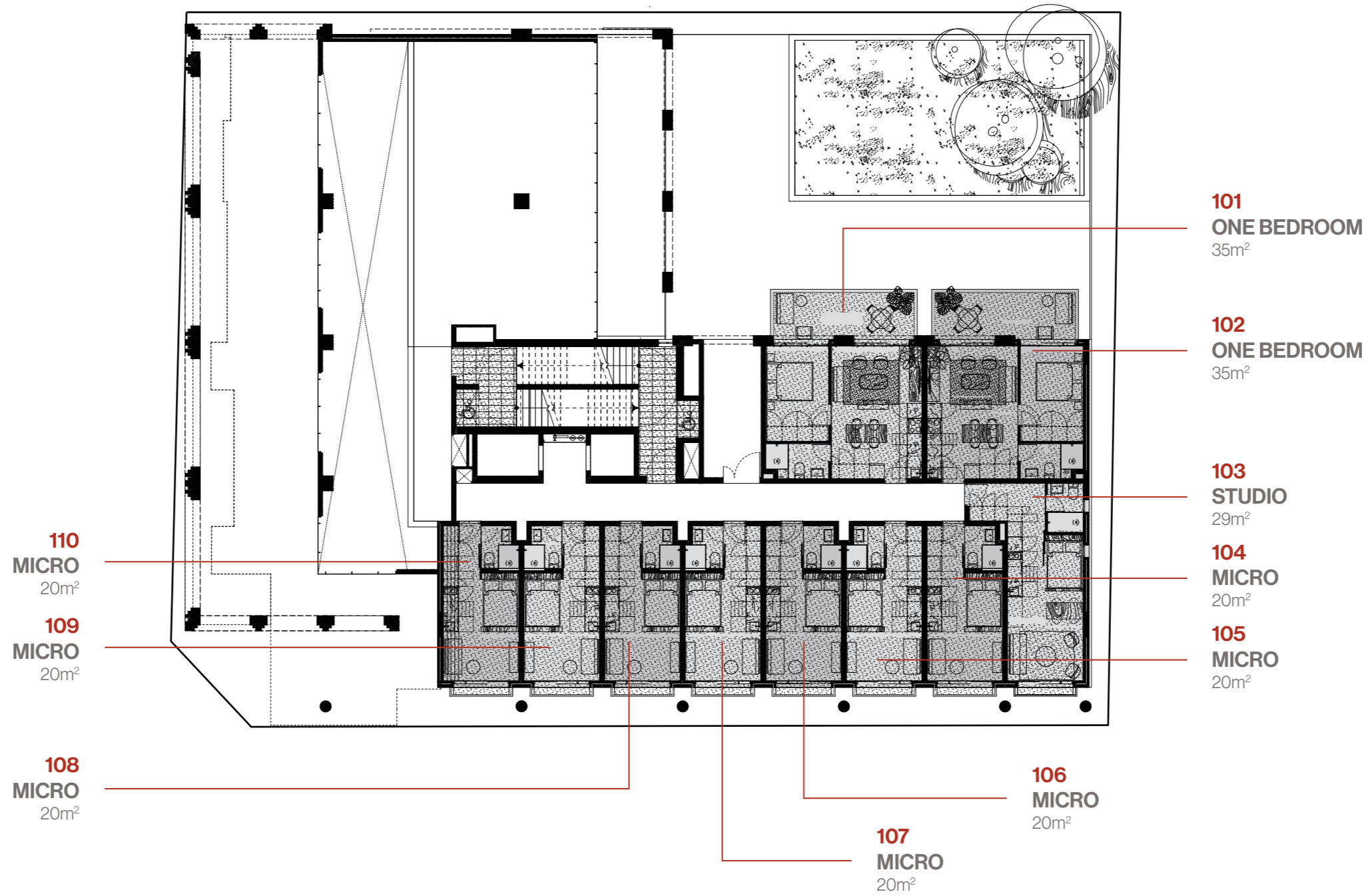
BELLEVUE ROAD

BELLEVUE ROAD

FIRST FLOOR



MAIN ROAD



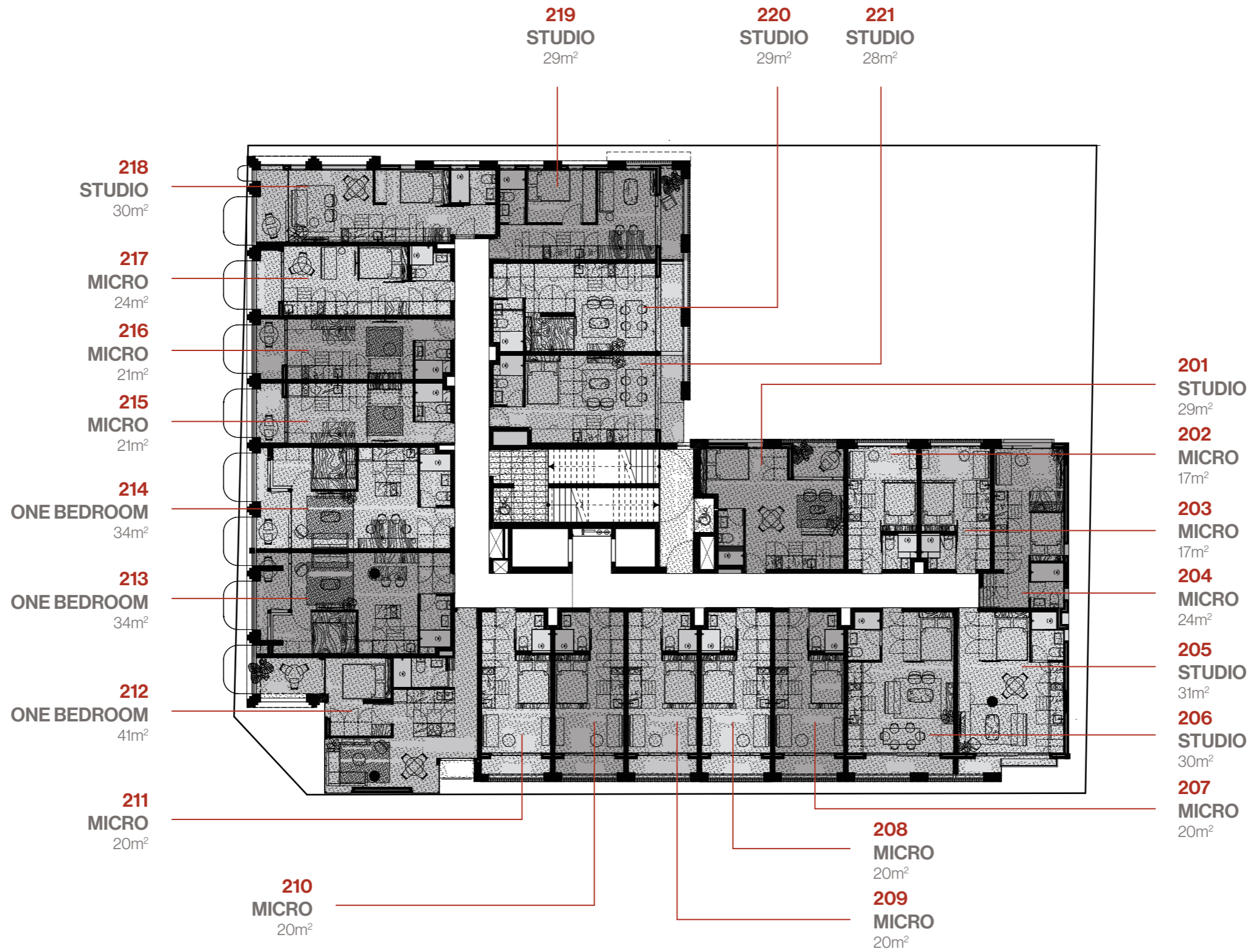
BELLEVUE ROAD

BELLEVUE ROAD

SECOND FLOOR



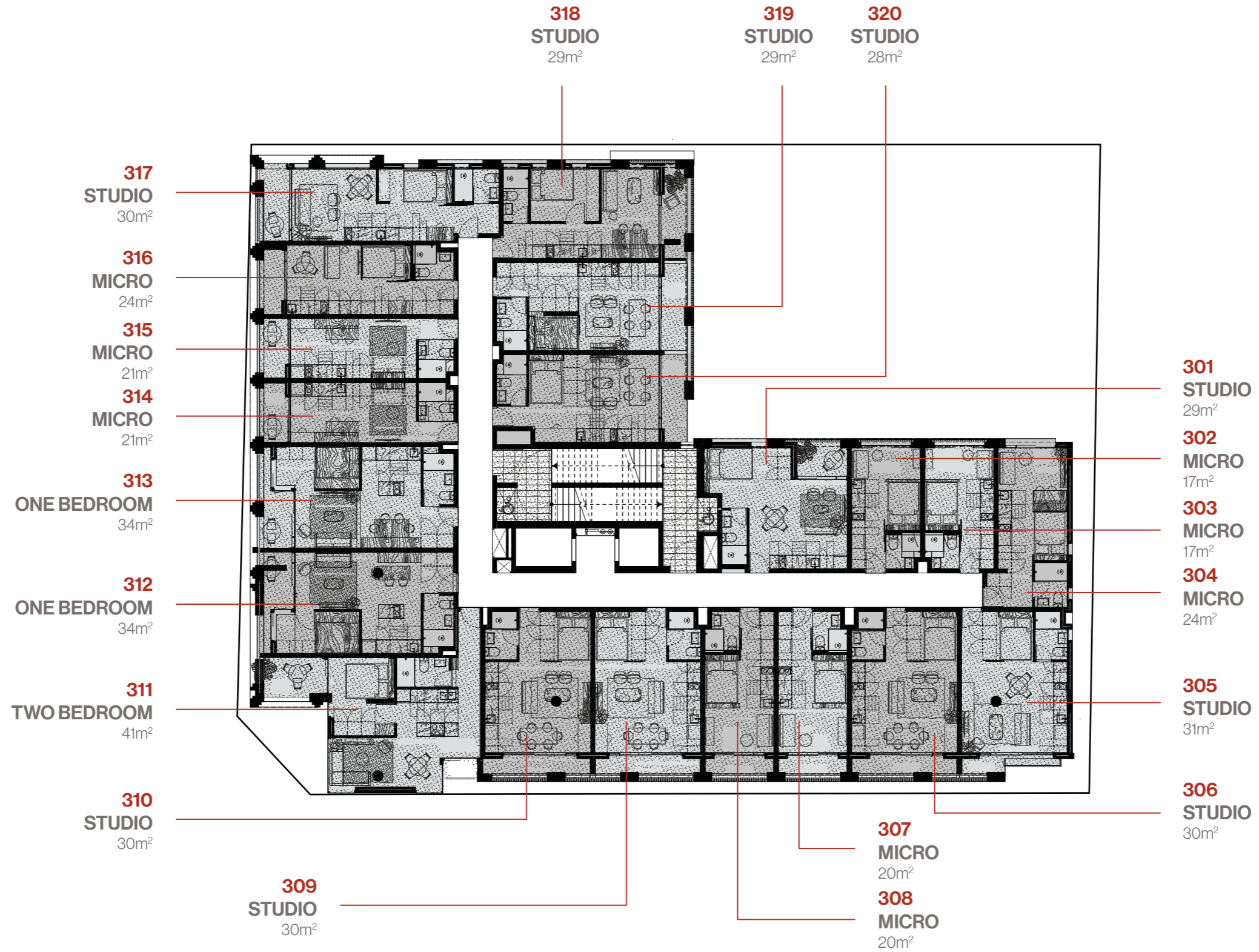
MAIN ROAD



THIRD FLOOR



MAIN ROAD



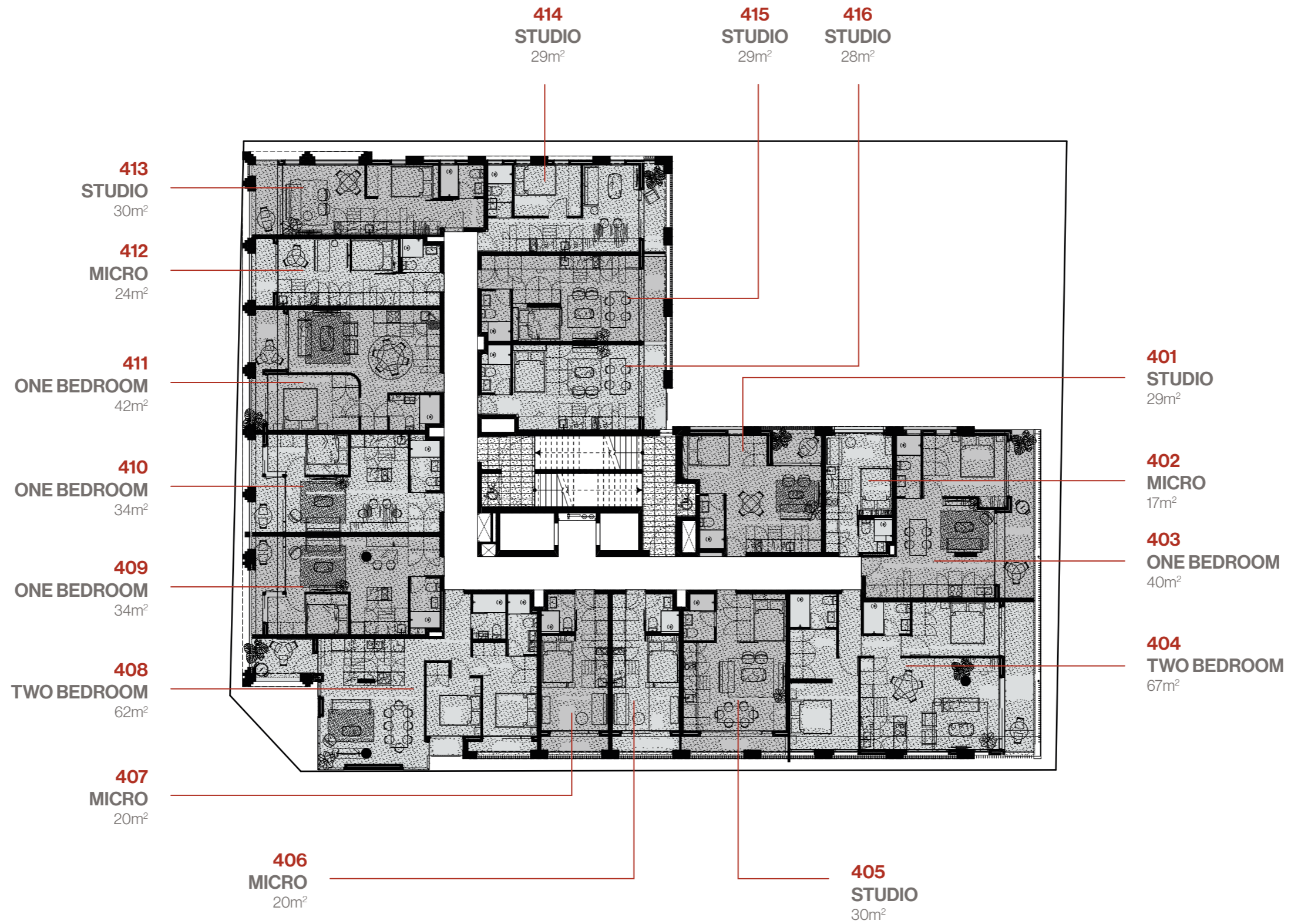
BELLEVUE ROAD

BELLEVUE ROAD

FOURTH FLOOR



MAIN ROAD



BELLEVUE ROAD

BELLEVUE ROAD

FIFTH FLOOR



MAIN ROAD



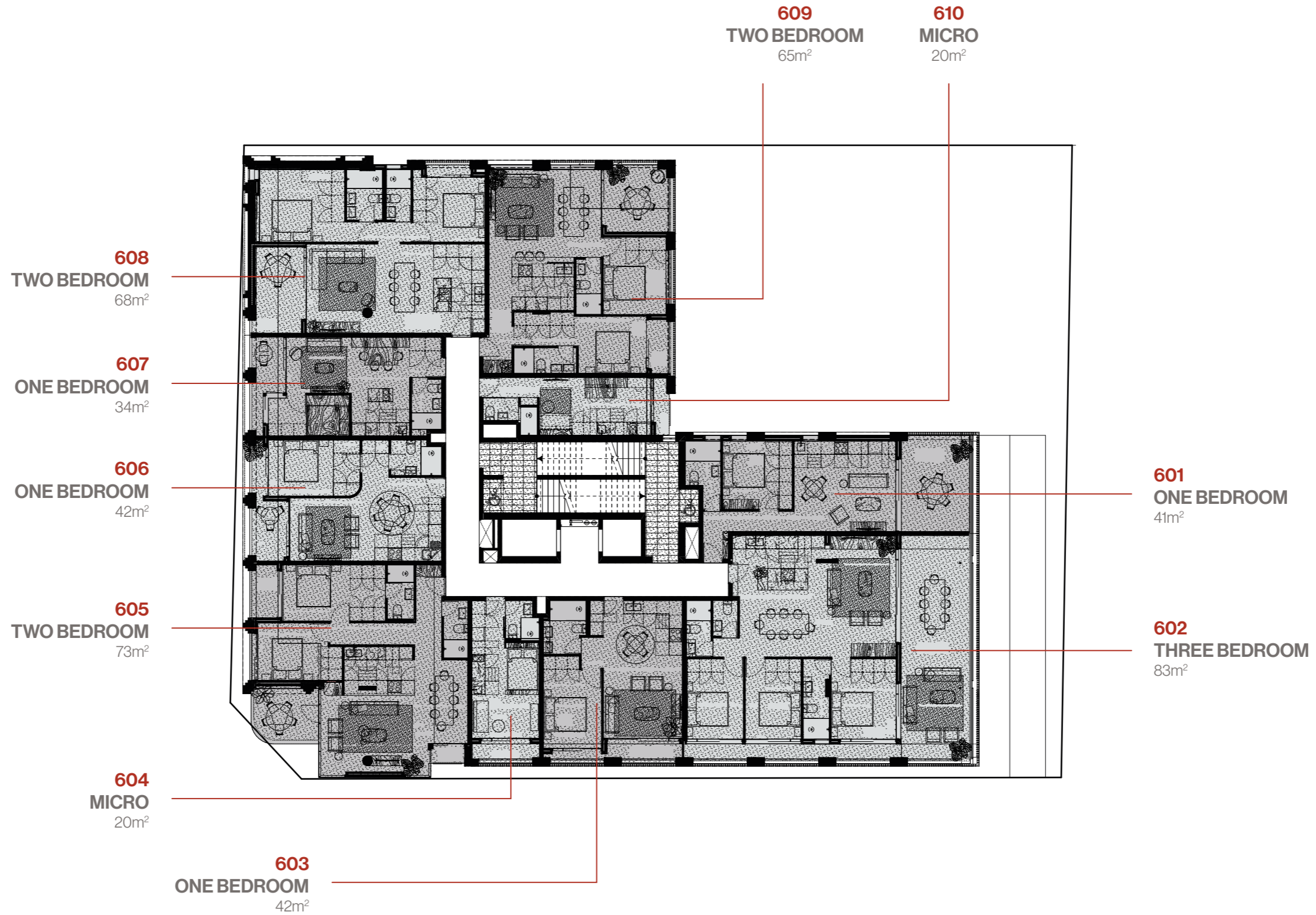
BELLEVUE ROAD

BELLEVUE ROAD

SIXTH FLOOR



MAIN ROAD



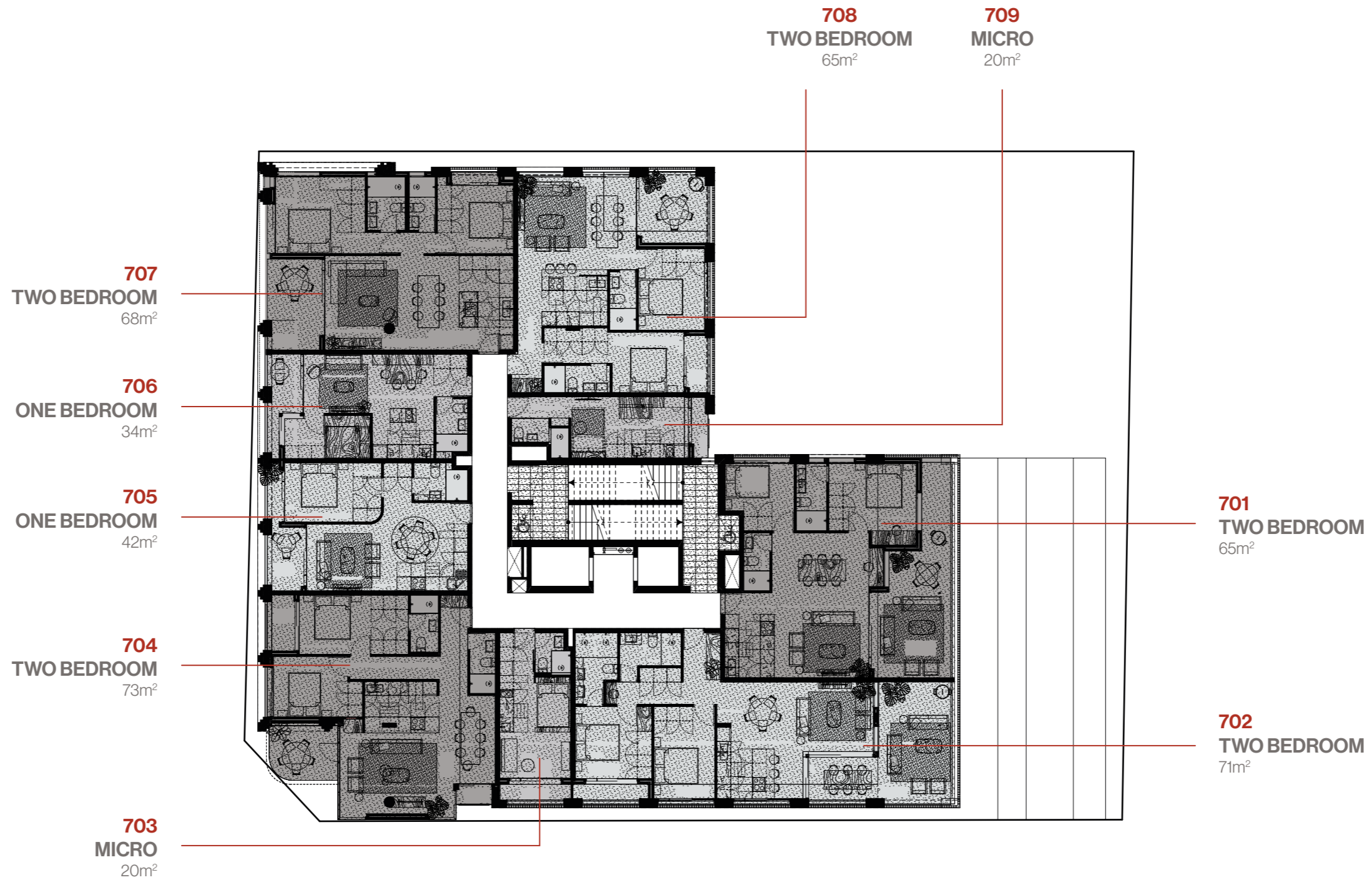
BELLEVUE ROAD

BELLEVUE ROAD

SEVENTH FLOOR



MAIN ROAD



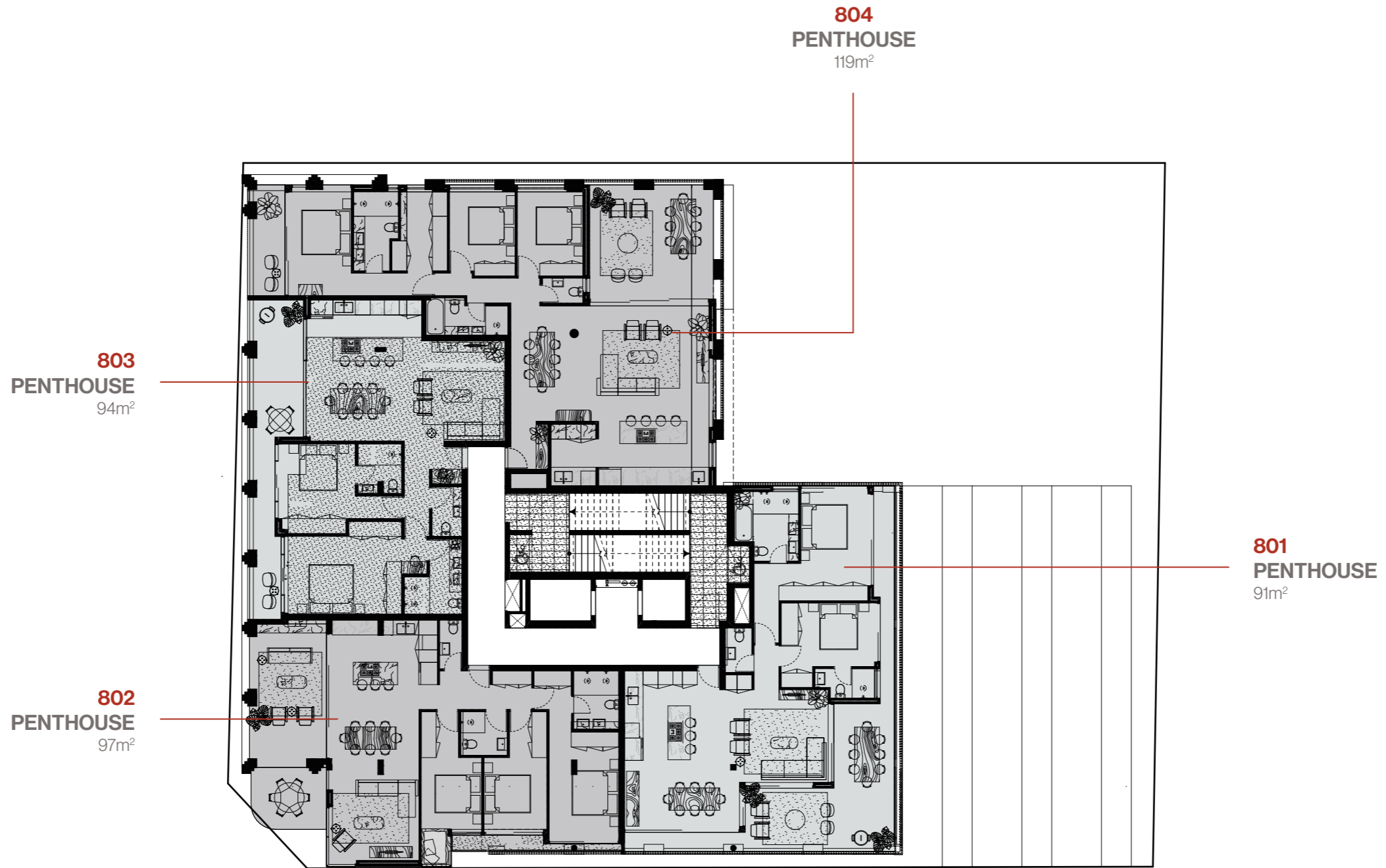
BELLEVUE ROAD

BELLEVUE ROAD

EIGHTH FLOOR



MAIN ROAD



803
PENTHOUSE
94m²

802
PENTHOUSE
97m²

804
PENTHOUSE
119m²

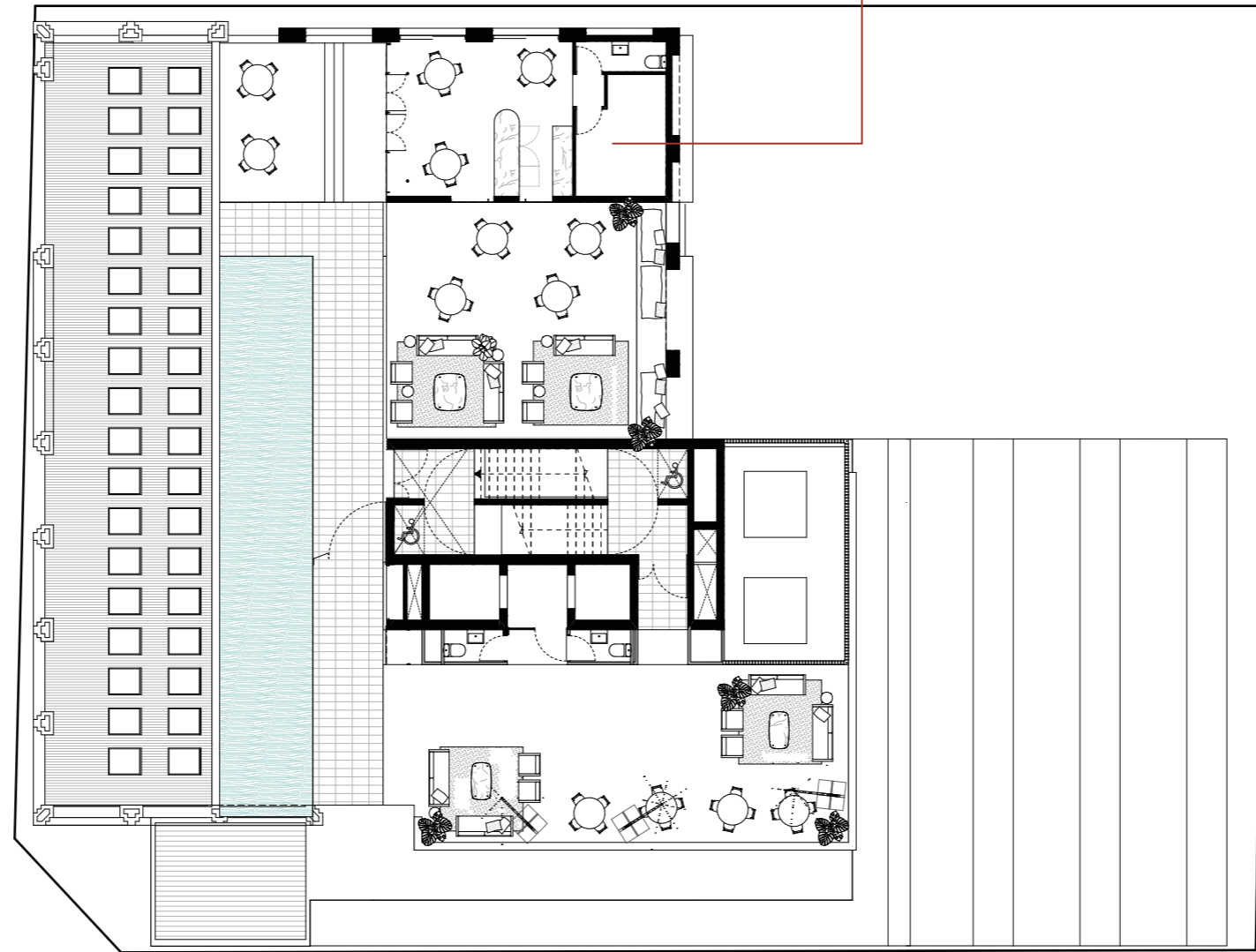
801
PENTHOUSE
91m²

NINTH FLOOR



MAIN ROAD

CLUBHOUSE



BELLEVUE ROAD

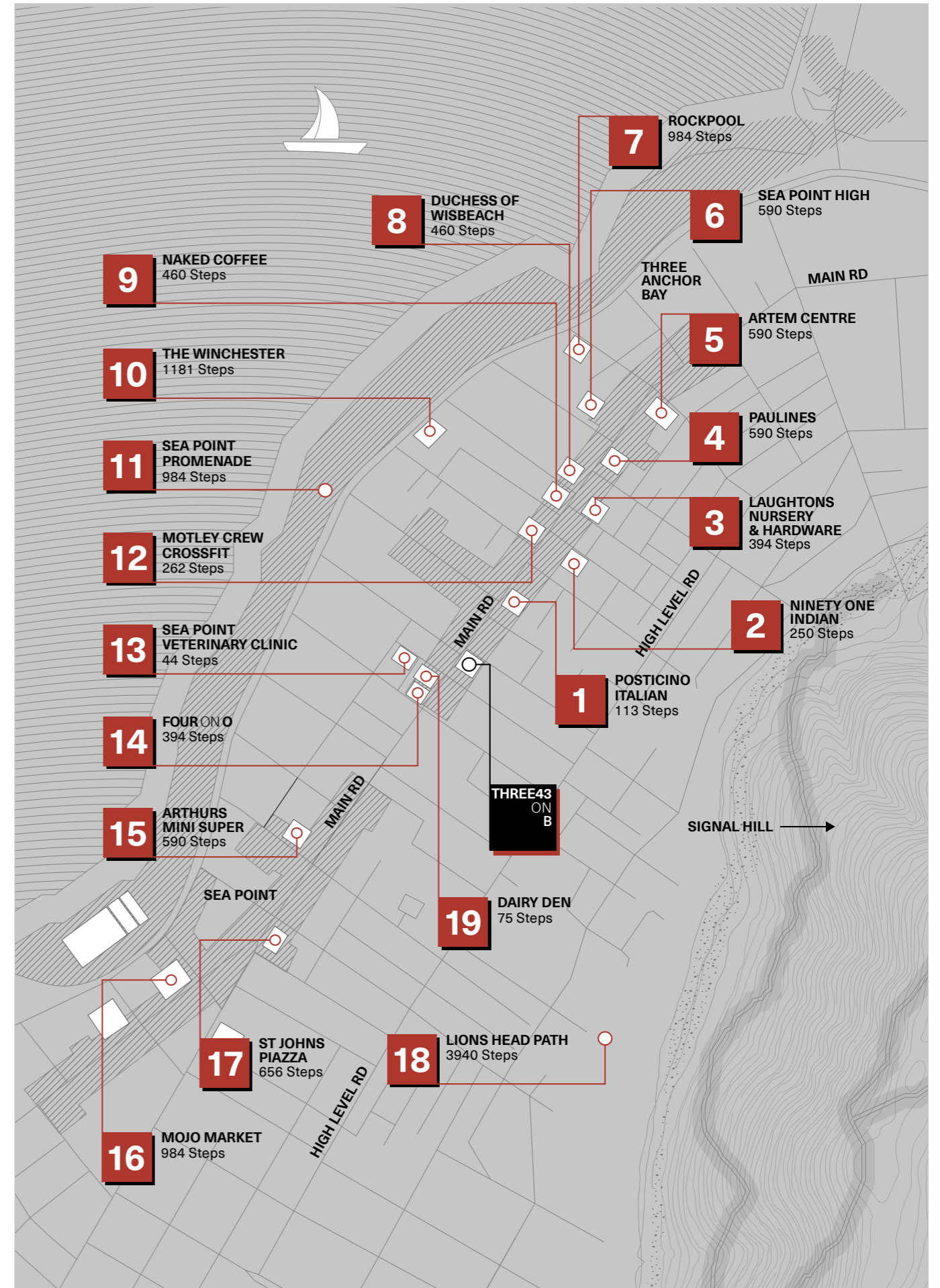
BELLEVUE ROAD



THE NEIGHBOURHOOD

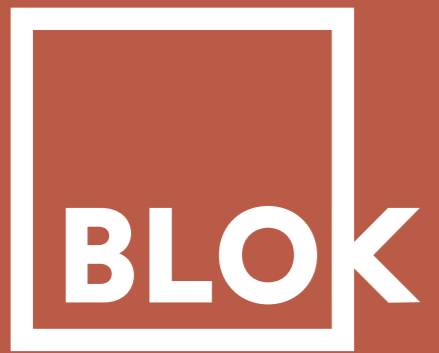
A seaside town with beautiful surrounds, Sea Point holds a completely unique charm between an urban setting and the natural majesty of the hills and mountains surrounding it. It's a complex mix of urban growth and natural splendor. The ocean and the steep inclines of Lion's Head meet in the middle to sandwich a densely populated strip of real estate that could rub shoulders with some of the finest cities in the world.

On a clear day, its views over the sea go on forever, with the far side of the ocean shimmering white like stars across the galaxy. Standing on the promenade with your back to the bustle of Beach Road, you can feel the energy of the buildings around you, holding you with something akin to a gravitational pull. Keeping you grounded as you look out across the seemingly endless brushstrokes of blue both above and below the horizon line. This is a unique place. Holding a unique collection of people and cultures. And it's locked in an entirely unique hold between urban energy and a natural flair that truly is second to none.





THIS DEVELOPMENT
IS AN ODE TO
MODERN URBAN
LIVING WHERE
HOME EXTENDS
BEYOND THE WALLS
OF YOUR PRIVATE
LIVING SPACES.



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