

45 Second Road  
Van Ryn SH  
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# AMANI ESTAT

Harmonious Living. Sustainable Density. Scalable Value.

**AMANI ESTATE**  
HILLCREST, BENONI

@thepropcorp

rent **R3 800**

**R9 500 INCOME TO RENT AN APARTMENT**

**1, 2 & 3 BEDS | 1 & 2 BATHS | 1 & 2 CARPORTS | MODERN**

**011 894 3703**  
**081 590 5737**

WWW.AMANIESTATE.CO.ZA

## The Vision: 200 Attached Units

Amani Estate is our latest development node, meticulously planned to offer **200 high-quality, semi-attached residential units**. Designed with a focus on harmony and modern functionality, Amani Estate bridges the gap between premium estate living and the growing need for high-density, sustainable residential solutions.

- **Thoughtful Design:** Efficient layouts that prioritize light, space, and community, while ensuring rapid construction turnaround.
- **Estate Living:** A secure, landscaped environment offering residents the comfort of a managed community.
- **Strategic Market Position:** Perfectly timed to meet the demand in high-growth Gauteng corridors, ensuring a robust pipeline for long-term capital appreciation.

## Portfolio Performance & Dividend Structure

As a core asset within The Finance Corporation’s REIT platform, Amani Estate utilizes our proven tiered investment structure (Classes A–M). The projections below reflect a **5-year maturity horizon**, optimized for a mid-density project that balances project velocity with strong capital returns.

<b>Class</b>	<b>Investor Profile</b>	<b>Investment Amount</b>	<b>Projected 5-Year Dividend (Est.)</b>
<b>A</b>	Founders	N/A (Sweat Equity)	Primary Dividend Tier
<b>B</b>	Anchor Investor	R 20,000,000+	R 15,800,000+
<b>C</b>	Institutional	R 10,000,000	R 7,400,000
<b>D</b>	Corporate Partner	R 5,000,000	R 3,400,000
<b>E</b>	Strategic High-Net-Worth	R 2,500,000	R 1,600,000
<b>F</b>	Private Investor	R 1,000,000	R 580,000
<b>G</b>	Private Investor	R 500,000	R 275,000

<b>H</b>	Growth Investor	R 250,000	R 132,000
<b>I</b>	Growth Investor	R 100,000	R 48,000
<b>J</b>	Retail Investor	R 50,000	R 22,000
<b>K</b>	Retail Investor	R 10,000	R 3,800
<b>L</b>	Micro-Investor	R 5,000	R 1,700
<b>M</b>	Entry-Level Investor	R 1,000	R 280

*Note: Projections are based on internal REIT performance modeling. Returns are subject to market conditions and project delivery timelines.*

## Integrated Operational Model

Amani Estate benefits from the full technical and commercial force of The Finance Corporation's vertically integrated group:

- **Molemane Construction:** Mandated for 100% of construction volume, utilizing streamlined workflows to deliver 200 units with precision and cost efficiency.
- **TPC International:** Exclusive lead for 100% of sales, ensuring aggressive market penetration and rapid absorption of units.

## Why Invest in Amani?

Amani Estate is the "sweet spot" in our portfolio—large enough to benefit from significant economies of scale, yet focused enough to allow for premium quality and faster delivery. By investing in Amani, you are supporting a development that combines sustainable design with

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proven construction and sales mechanisms, driving high-impact value for our REIT investors.

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