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CLOVERDENE LIFESTYLE ESTATE

Modern Living. Secure Investment. Guaranteed Growth.



The Vision: 79 Exclusive Full-Title Homes

Cloverdene Lifestyle Estate offers a boutique 24-hour secure estate experience. We are delivering **79 high-demand, full-title residential units** designed for modern family living in Benoni.

- **2 Bedroom, 1 Bathroom:** R 850,000
- **3 Bedroom, 2 Bathroom:** R 950,000

Portfolio Performance & Dividend Structure

The Finance Corporation REIT structure rewards capital partners across 13 classes (A–M). The table below outlines the tiered investment structure, factoring in a projected growth and dividend yield model over a **5-year maturity horizon**.

Class	Investor Profile	Investment Amount	Projected 5-Year Dividend (Est.)
A	Founders	N/A (Sweat Equity)	Primary Dividend Tier
B	Anchor Investor	R 20,000,000+	R 15,000,000+
C	Institutional	R 10,000,000	R 7,000,000
D	Corporate Partner	R 5,000,000	R 3,250,000
E	Strategic High-Net-Worth	R 2,500,000	R 1,500,000
F	Private Investor	R 1,000,000	R 550,000
G	Private Investor	R 500,000	R 260,000
H	Growth Investor	R 250,000	R 125,000

I	Growth Investor	R 100,000	R 45,000
J	Retail Investor	R 50,000	R 20,000
K	Retail Investor	R 10,000	R 3,500
L	Micro-Investor	R 5,000	R 1,500
M	Entry-Level Investor	R 1,000	R 250

Note: Dividends are projected based on internal REIT performance models and are subject to market conditions and project absorption rates over the 5-year period.

Operational Edge

By integrating the entire value chain, we ensure that capital is protected and returns are optimized:

- **Molemane Construction:** Holds a 75% mandate for all construction to ensure quality and budget adherence.
- **TPC International:** Holds a 75% sales mandate to drive rapid turnover of the 79 units.

Your Investment Opportunity

The Cloverdene Lifestyle Estate is the flagship asset of our REIT-ready portfolio. With 79 units at attractive price points, we are capturing the highest demand segment of the South African property market.

Contact Us