

45 Second Road
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NEW MODDER

Sustainable Urban Living. High-Density Growth.



The Vision: 500 Modern Semi-Attached Homes

Amani Estate is our signature high-density development, designed to provide affordable, high-quality urban housing. Located in a high-growth corridor, New Modder Estate delivers **500 semi-attached residential units** that maximize land efficiency while offering premium community amenities.

Standard Unit Configuration: Optimized for young professionals and growing families.
Design Focus: Modern, energy-efficient, and semi-attached architectural styles to ensure affordability without compromising on privacy or aesthetics.

Portfolio Performance & Dividend Structure

The Finance Corporation REIT structure allows for tiered participation, scaling from our anchor institutional partners down to our micro-investors. The table below outlines the tiered participation based on 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

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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: Projected dividends are based on internal REIT performance models and are subject to market conditions and phased project completion over the 5-year period.

Operational Excellence

The scale of New Modder Estate requires a disciplined approach to development. The Finance Corporation leverages our integrated model to deliver on this 500-unit project:

Construction Oversight: 100% of construction volume is allocated to **Molemane Construction Services**, ensuring consistent quality across the 500-unit footprint.
Exclusive Sales Force: 100% of all sales mandates are managed by **TPC International (The Property Corporation)**, utilizing a multi-channel marketing strategy to ensure efficient unit absorption.

Your Investment Opportunity

Amani Estate serves as a cornerstone of our portfolio, offering investors exposure to large-scale, high-density residential growth. As we move into bulk service installation, we invite strategic partners to participate in this project's value creation.

Contact Us