



SUBURB INVESTMENT ANALYSIS & PROPERTY PROSPECTUS

GRAYSTON

DUPLEX DEVELOPMENT

Stand 4223, Rynfield Ext 88, Benoni
President Brand Street | Phase 1 opportunity

TYPE A

169 sqm

From R2 185 000.00

TYPE D / E

180 sqm

From R2 320 000.00

BUYER INCENTIVE

No transfer

or bond costs advertised

How to Read This Prospectus

This document has been created as a client-facing download for buyers and investors evaluating Grayston. It combines the project material supplied by Stockton, current public market indicators, and practical investment interpretation for the Rynfield / Benoni residential node.

IMPORTANT INVESTMENT NOTE

This is an informational prospectus and not a formal property valuation, tax opinion or financial advice. Rental yields and savings are illustrative and should be confirmed against live market rentals, lender terms and conveyancing quotations before purchase.

Contents

- 01 Executive investment snapshot
- 02 Development overview
- 03 Rynfield node analysis
- 04 Demand and market positioning
- 05 Master plan and phasing
- 06 Product breakdown: Type A
- 07 Product breakdown: Type D / E
- 08 Common area and lifestyle infrastructure
- 09 Financial modelling and yield scenarios
- 10 Risk mitigation matrix
- 11 Buyer profiles and exit logic
- 12 Contact and next steps

Executive Investment Snapshot

Grayston positions a new-build duplex product inside one of Benoni's most established family suburbs. The opportunity is built around five investor-friendly drivers: modern scarcity, secure estate living, utility resilience, family-sized layouts and launch-phase entry pricing.

169 SQM UNIT

From R2 185 000.00

Type A marketing size | 3-bedroom duplex

180 SQM UNIT

From R2 320 000.00

Type D / E marketing size | 3-bedroom duplex

Why This Asset Has a Strong Prospectus Case

- New-build product in a mature, family-orientated suburb where many alternatives are older stock or smaller sectional-title formats.
- 3-bedroom, all en-suite duplex layouts target the high-demand family and professional tenant segment rather than entry-level apartment demand.
- Security, biometric access, back-up water, solar geyser and pre-paid electricity respond directly to current South African buyer concerns.
- Developer-advertised no transfer or bond costs create a lower-friction acquisition route compared with older resale purchases.
- Phased development logic provides scope for continued buyer attention as construction milestones, photography and future phases are released.



ESTATE ENTRANCE



DUPLEX EXTERIOR



OPEN-PLAN LIVING

Development Overview



Grayston is a phased duplex development located on President Brand Street, Stand 4223, Rynfield Ext 88, Benoni. The product is positioned as a secure, modern and lifestyle-led residential estate with premium family layouts and practical operational features.

3 Bedrooms

All en-suite

3.5 Bathrooms

Guest WC included

Double Garage

Secure parking

Biometric Security

Access control

Pre-paid Electricity

Usage control

Back-up Water

Resilience

Solar Geyser

Energy support

Pool Area

Lifestyle amenity

Sales Positioning

Live Smart. Live Grayston. A secure, new-build duplex address for buyers who want lock-up-and-go convenience without sacrificing space, privacy or family functionality.

Rynfield Node Analysis

Rynfield is established, family-led and convenience-rich. Public area profiles describe the suburb as leafy, family-orientated and well-positioned for schools, shopping, healthcare and urban access. This gives Grayston a suburb narrative that is easy for buyers to understand: lifestyle tranquility with practical living.

Family Demand

- Leafy suburb positioning
- Established buyer confidence
- Attractive to young families and professionals
- Access to schools and daily retail

Lifestyle Infrastructure

- Rynfield Terrace / Oakfields retail radius
- Benoni lakes and recreation
- Medical facilities in the broader node
- Quiet residential feel

Mobility Logic

- President Brand Street address
- Benoni / East Rand access
- N12 and regional arterial convenience
- Practical commuter positioning

Public Market Indicators

3-BED AVERAGE ASKING PRICE

R2 009 500

Property24 Rynfield trends

3-BED RENTAL EXAMPLES

R13 250 - R19 000

Rental listing scan

OLDER / MODERN STOCK SPREAD

R1.2m - R5m

Chas Everitt profile

GRAYSTON TYPE A ENTRY

R2 185 000

Current launch pricing

SOURCE NOTES: SEE APPENDIX A

Demand & Product Positioning

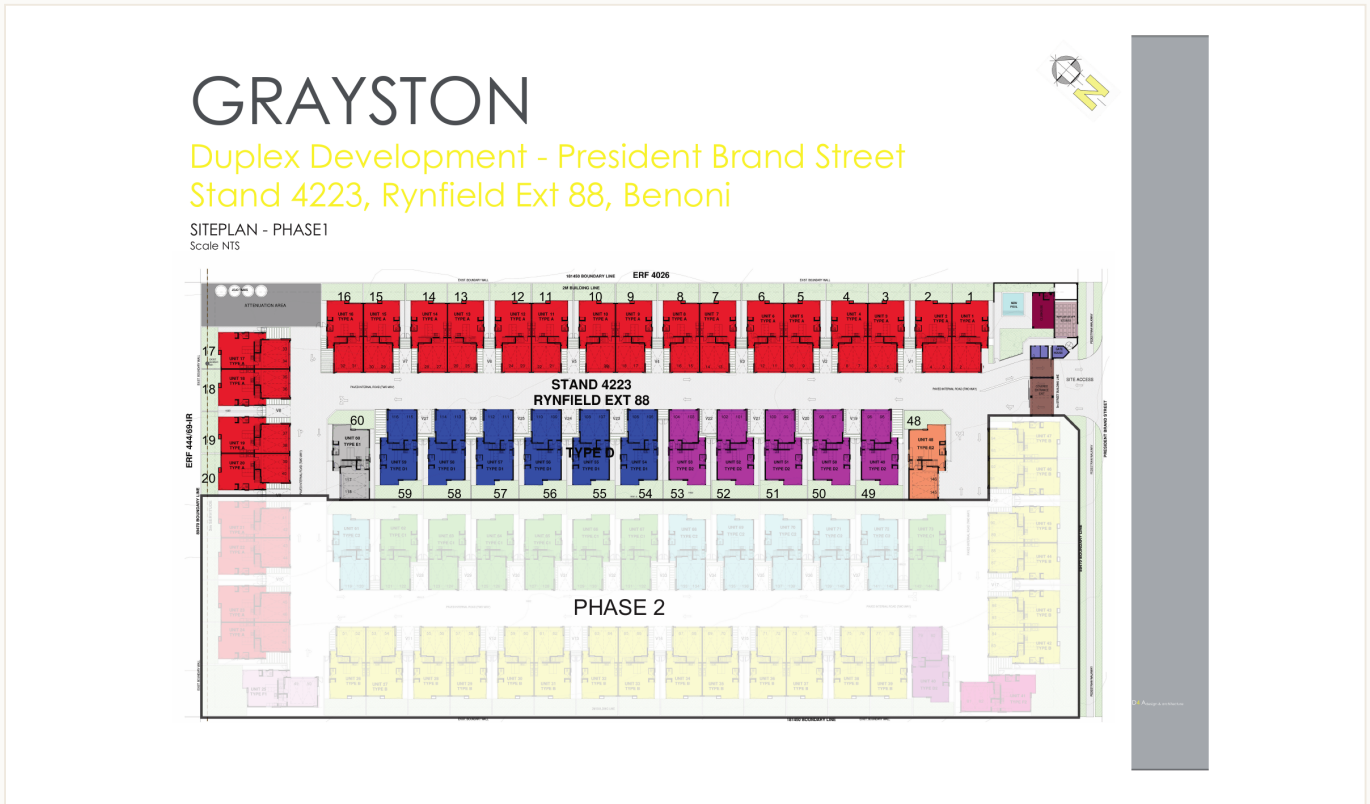
Grayston is not competing as a basic apartment or an older townhouse. Its strongest position is as a modern, secure, family-sized duplex with premium convenience. That places it between conventional resale stock and higher-ticket freehold homes, with the added advantage of a new-build launch incentive.

Criteria	Older townhouse	Standalone house	Grayston duplex
Security	Varies by complex	Owner-dependent	Biometric estate access
Utility resilience	Often retrofitted	Owner-funded	Built into value proposition
Maintenance age	Often older stock	Varies widely	New-build lifecycle
Family layout	Often smaller	Strong but higher upkeep	3-bed en-suite duplex
Cost friction	Transfer/bond costs apply	Transfer/bond costs apply	Advertised no transfer or bond costs

Key Investment Logic

The most attractive buyer for Grayston is not only seeking a property. They are seeking lower maintenance, stronger security, modern energy and water resilience, and a home that feels premium from day one.

Master Plan & Phased Rollout



The master plan introduces Phase 1 as the launch release, with Phase 2 providing future expansion and continued momentum. The supplied site material identifies the development as Stand 4223, Rynfield Ext 88, Benoni, with President Brand Street forming the public-facing address edge.

PHASE 1
Launching now
 Initial unit release and buyer lead capture

PHASE 2
Future supply
 Allows staged demand and marketing continuity

SITE LOGIC
Estate flow
 Controlled access and common amenity planning

Unit Type A | 169 sqm Duplex



GRAYSTON

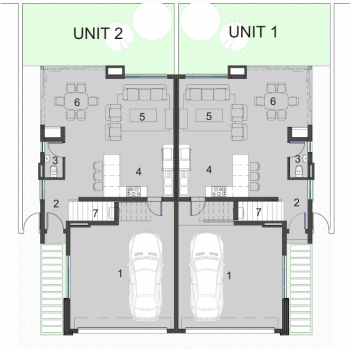
Duplex Development

FLOOR PLANS - TYPE A
Scale NTS

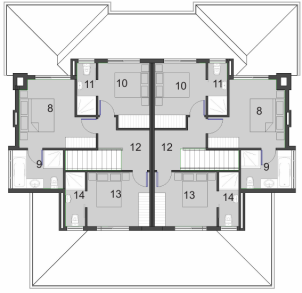
ROOM SCHEDULE

1. Double Garage
2. Entrance Lobby
3. Guest WC
4. Kitchen
5. Lounge
6. Dining Area
7. Staircase
8. Main Bedroom
9. En-suite Bathroom
10. Bedroom No 2
11. En-Suite Bathroom
12. Landing
13. Bedroom No 3
14. En-Suite Bathroom








GROUND FLOOR



FIRST FLOOR




SOUTH ELEVATION



NORTH ELEVATION

AREA SCHEDULE

SQM	105
GROUND FLOOR AREA	65
FIRST FLOOR AREA	40
TOTAL AREA	170



TYPE A LAUNCH PRICE

From R2 185 000.00

Marketing size: 169 sqm | Technical schedule total: 170 sqm

Layout highlights: double garage, entrance lobby, guest WC, open-plan kitchen, lounge and dining area, staircase, main bedroom, Bedroom No. 2, Bedroom No. 3 and en-suite bathrooms.



Unit Type D / E | 180 sqm Duplex Collection

TYPE D PLAN

GRAYSTON Duplex Development
 FLOOR PLANS - TYPE D
 Scale: NTS

ROOM SCHEDULE

1. Double Garage
2. Entrance Lobby
3. Guest WC
4. Kitchen
5. Lounge
6. Dining Area
7. Staircase
8. Scullery
9. Main Bedroom
10. Dressing Room
11. En-suite Bathroom
12. Bedroom No. 2
13. En-suite Bathroom
14. Landing
15. Bedroom No. 3
16. En-suite Bathroom

AREA SCHEDULE
 GROUND FLOOR AREA: 77.2
 FIRST FLOOR AREA: 77.2
 TOTAL AREA: 154.4

GROUND FLOOR | FIRST FLOOR
 SOUTH ELEVATION | NORTH ELEVATION

TYPE E PLAN

GRAYSTON Duplex Development
 FLOOR PLANS - TYPE E
 Scale: NTS

ROOM SCHEDULE

1. Double Garage
2. Entrance Lobby
3. Guest WC
4. Kitchen
5. Lounge
6. Dining Area
7. Staircase
8. Scullery
9. Main Bedroom
10. Dressing Room
11. En-suite Bathroom
12. Bedroom No. 2
13. En-suite Bathroom
14. Landing
15. Bedroom No. 3
16. En-suite Bathroom

AREA SCHEDULE
 GROUND FLOOR AREA: 77.2
 FIRST FLOOR AREA: 77.2
 TOTAL AREA: 154.4

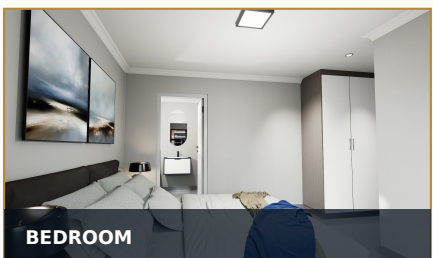
GROUND FLOOR | FIRST FLOOR
 NORTH ELEVATION | WEST ELEVATION

TYPE D / E LAUNCH PRICE

From R2 320 000.00

Marketing size: 180 sqm | Technical schedule: 183 sqm / 182 sqm

Layout highlights: double garage, entrance lobby, guest WC, open-plan kitchen, lounge and dining area, staircase, scullery, main bedroom, dressing room, Bedroom No. 2, Bedroom No. 3 and en-suite bathrooms.



Common Area & Estate Amenities



GATEHOUSE / ESTATE ENTRANCE RENDER

Common Area Schedule

- Residence entrance
- Visitors / residence entrance
- Exit gate
- Staff WC
- Store and IT room
- Pedestrian turnstile
- Refuse area / store area
- Covered patio
- WC and braai
- Swimming pool
- Gardens

GRAYSTON
Duplex Development

FLOOR PLANS - GATEHOUSE / CLUBHOUSE / POOL
Scale N15

ROOM SCHEDULE

1. Residence Entrance
2. Visitors / Residence Entrance
3. Exit Gate
4. Staff WC
5. Store
6. IT Room
7. Pedestrian Turnstile
8. Refuse Area
9. Store Area
10. Covered Patio
11. WC
12. Braai
13. Swimming Pool
14. Gardens

GATEHOUSE STREET ELEVATION

Financial Modelling & Yield Scenarios

The following scenarios are indicative only. They use the updated Grayston launch prices, current public rental comparables in Rynfield and a simple gross yield formula: annual rental divided by purchase price.

Transaction Cost Advantage

TYPE A ESTIMATED TRANSFER DUTY AVOIDED

R44 886

Based on SARS transfer duty brackets before any transfer/bond attorney fee savings

TYPE D/E ESTIMATED TRANSFER DUTY AVOIDED

R52 986

Based on SARS transfer duty brackets before any transfer/bond attorney fee savings

Illustrative Gross Rental Yield Range

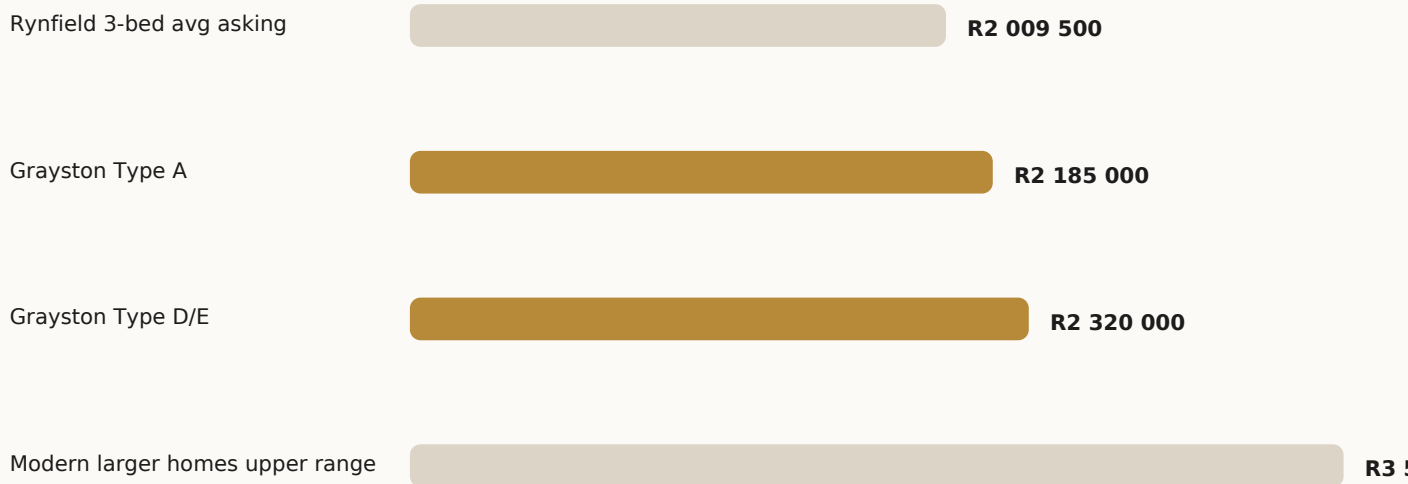
Asset	Conservative rental	Midpoint rental	Premium rental
Type A R2 185 000	R14 500 7.96%	R16 500 9.06%	R19 000 10.44%
Type D/E R2 320 000	R16 500 8.53%	R18 000 9.31%	R19 500 10.09%

Reading the Yield Numbers

Gross yield excludes levy, rates, maintenance, vacancy and financing costs. It is designed as a high-level comparison tool, not a net return promise. A final investment calculation should be done once levies, rates and actual achieved rentals are confirmed.

Price Positioning & Capital Logic

The current Grayston launch price places the 169 sqm unit close to the public average asking price of 3-bedroom homes in Rynfield, while offering a new-build duplex format, estate features and a developer-backed incentive structure. The 180 sqm unit adds space, scullery functionality and premium plan flow at a step-up price point.



Capital Appreciation Thesis

For purchasers, the argument is not simply "lowest price". It is the blend of modern stock, estate security, launch-stage access, future phase momentum and reduced transaction friction. This combination can support resale and rental appeal if the development is delivered to specification and marketed consistently.

Risk Assessment & Mitigation Matrix

UTILITY RISK

Exposure: Load shedding, water disruptions and buyer concern around operating resilience.

Mitigation: Solar geyser, back-up water and pre-paid electricity positioning.

VACANCY RISK

Exposure: Rental market sensitivity to affordability and competition.

Mitigation: Target family/professional segment; use premium finishes, security and size as differentiators.

CONSTRUCTION / PHASE RISK

Exposure: Phased development can create uncertainty if progress is not visible.

Mitigation: Website and marketing should show construction updates, new renders, photos and

PRICE SENSITIVITY

Exposure: Higher interest rates and affordability pressure may slow decision-making.

Mitigation: Promote day-one savings, no transfer/bond costs and clear monthly bond affordability calculations.

RESALE LIQUIDITY

Exposure: Niche or overbuilt products can affect exit speed.

Mitigation: Locate value in established Rynfield node, family layout and practical amenities rather than

Ideal Buyer & Investor Profiles

Young professional family

Wants a secure, modern home with space for children, guests and home-based work without the upkeep of an older freehold property.

Lock-up-and-go owner occupier

Values double garage, controlled access, low-maintenance finishes and efficient utilities.

Buy-to-let investor

Looks for rental appeal in a suburb with schools, medical nodes and family convenience, with a product that can command a premium over smaller older flats.

Downscaler with lifestyle expectations

Wants the security and practicality of estate living while still keeping generous internal space and private comforts.

Exit Logic

- New-build condition supports visual appeal at resale.
- Secure estate features broaden the family buyer pool.
- Unit sizes sit in a usable family range rather than a compact apartment range.
- Phase 2 rollout can sustain awareness of the development beyond the first release.

Digital Sales Journey for Website Downloads

This prospectus is designed to work with the Grayston website as a downloadable confidence asset. Buyers who are not ready to call immediately can still leave with a premium, branded, investment-focused document that keeps Grayston in their consideration set.



Discover

Buyer arrives from social, WhatsApp, listing or direct website link.



Understand

They review location, pricing, unit layouts and estate features.



Download

They download this prospectus to assess the suburb and investment logic.



Enquire

They contact Demi / Stockton to view plans, register interest or book a viewing.



Follow-up

Stockton converts interest through personal guidance and availability updates.



Development Render Gallery



ACTUAL SUPPLIED GRAYSTON RENDERS. FINAL BUILT PHOTOGRAPHS MAY DIFFER FROM ARCHITECTURAL IMPRESSIONS.



Next Steps

To register interest, request availability, view the floor plans or arrange a guided discussion with the Stockton team, contact Demi Stephenson directly.

LEAD CONTACT

Demi Stephenson

PHONE / WHATSAPP

+27 64 909 8014

EMAIL

demi@stocktonprop.com

STOCKTON OFFICE

011 425 9857

REGISTER YOUR INTEREST

Live Smart. Live Grayston.

Appendix A: Source Notes & Assumptions

The document uses the latest project pricing supplied in the working thread: R2 185 000.00 for the 169 sqm unit and R2 320 000.00 for the 180 sqm unit. Earlier supplied flyers and draft documents contained older prices and have not been used for the final investment pricing.

1. Property24 Rynfield Property Trends

Average asking price by bedroom count and listing counts for Rynfield, Benoni.
<https://www.property24.com/benoni/rynfield/property-trends/2169>

2. Property24 Townhouses for Sale in Rynfield

Current Rynfield townhouse sale comparables. <https://www.property24.com/townhouses-for-sale/rynfield/benoni/gauteng/2169>

3. Property24 / Private Property / RE/MAX rental comparables

Current rental range examples for 3-bedroom Rynfield units and townhouses.

4. SARS Transfer Duty Rates

Transfer duty bracket rates effective from 1 April 2025. <https://www.sars.gov.za/tax-rates/transfer-duty/>

5. Harcourts / Seeff / Chas Everitt Rynfield area profiles

Lifestyle, amenities and suburb positioning commentary for Rynfield and Benoni.

6. Grayston project material supplied by Stockton

Site Plan, Artists Impressions, Example Flyer, Website Proposal and uploaded development renders.

Model Assumptions

- No transfer or bond costs are treated as an advertised developer / launch incentive and must be confirmed in the sale agreement.
- Gross rental yields exclude levy, rates, maintenance, vacancies, management fees, finance charges and tax.
- Public listing data changes daily and should be checked again before final offer or investor presentation.
- Floor plan technical area schedules differ from rounded marketing unit sizes; the document highlights both where relevant.