

# GNI Real Estate / Social Housing

*Building Futures, Today*



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## Who are we

- GNI Real Estate / Social Housing is a wholly black owned property development company focused on property development in the affordable and social housing sector
- Performance-based property development businesses in South Africa

## Our vision and why

- To create value through real estate and impact the future of our cities
- Committed to increasing the provision of quality accommodation next to life opportunities

## History

- GNI Real Estate (Pty) Ltd was established in 2015 as a property development and investment company focused on growing the base of affordable housing within South Africa
- In 2017, the company successfully concluded an affordable housing development in Pretoria North, funded by the Gauteng Partnership Fund
- GNI Social Housing (Pty) Ltd was established in 2018 to expand on the experience in the affordable housing sector and focus on establishing itself as a delivery agent for social housing





# Previous Projects

## Isador Grove Apartments

27 units, each 2 bedroom, 1 bathroom



Isador Grove is an affordable rental housing development in Pretoria North, Gauteng

Funded by Gauteng Partnership Fund through the Entrepreneur Empowerment Property Fund (EPPF)

Completed in May 2017

Development consists of 27 2 bedroom 1 bathroom units



Location	Pretoria North, Gauteng
Number of Units	27x
Typology	2 Bedroom, 1 bathroom
Rental Bands	R4,500 – R5,500pm



# Current Project

## Jeppestown Unity House Apartments

95 units, mix of studio, 1 bedroom and 2 bedroom units



**Redevelopment of a mixed-use building in Jeppestown, JHB**

**Type of development:** Social housing apartments

**Development funders:**

- SHRA Consolidated Capital Grant
- NEF senior debt and mezzanine funding

**Ground floor:** 6x existing retail 6 shops

**1<sup>st</sup> floor to 5<sup>th</sup> floor:** 19 units per floor

**Total:** 95 units

**Typology:** Self-contained dwelling units

**Building has onsite early childhood development centre (crèche)**

Location	Jeppestown
Number of Units	95x
Rental Bands	R900 – R5,000pm



# Jeppestown Unity House Apartments

## Located within the Maboneng Precinct

- The precinct is located in the former light industrial area of the inner city (Jeppestown)
- The precinct consists of apartments, restaurants, art galleries, theatres, clothing boutiques and retail shops. It has become a destination for both domestic and international travelers
- The Unity House social housing project broadens the mix and accessibility of residential units in this important residential node of the Johannesburg CBD

# MABONENG



- Maboneng area
- Buildings open in 2013
- Buildings opening after 2013
- Jeppestown police station
- Jeppestown train station
- M31 highway

