

# CASCADES

## WATERFALL

Central Developments, in partnership with CSi rentals, make investment easy. We offer our investors the option of a turnkey rental placement and management service. The rental demand in Midrand is very high and Waterfall is a popular suburb. In addition to the high rental demand, excellent capital growth is likely due to the development's perfect location in a desirable and growing area.

m²	Year	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% esc. p.a.)	Estimated Levy pm (5% esc. p.a.)	Estimated Rates pm	Estimated Fixed Municipal Access Fees	Net Rental Income pm	Net Rental Return (excl. capital growth)	Total Return on Investment (capital growth + net)		Projected Capital Growth (at 7% p.a. esc.)	
APARTMENT UPPER FLOOR (THIRD FLOOR) - 75 m²   2 Bedrooms, 2 bathrooms with covered balcony, and single carport.												
75	1	R 1,395,000	R 11,600	R 1,520	R 766	R 654	R 8,660	7.4%	R 201,569	14.4%	R 1,492,650	7%
75	2	R 1,464,750	R 12,296	R 1,596	R 1,117	R 654	R 8,929	7.7%	R 209,676	15.0%	R 1,567,283	7%
75	3	R 1,537,988	R 13,034	R 1,676	R 1,188	R 654	R 9,516	8.2%	R 221,849	15.9%	R 1,645,647	7%
APARTMENT GROUND FLOOR (GROUND FLOOR) - 75 m²   2 Bedrooms, 2 bathrooms with covered patio, private garden, and single carport.												
75	1	R 1,595,000	R 13,000	R 1,520	R 912	R 654	R 9,914	7.5%	R 230,617	14.5%	R 1,706,650	7%
75	2	R 1,674,750	R 13,780	R 1,596	R 1,378	R 654	R 10,152	7.6%	R 239,052	15.0%	R 1,791,983	7%
75	3	R 1,758,488	R 14,607	R 1,676	R 1,459	R 654	R 10,818	8.1%	R 252,907	15.9%	R 1,881,582	7%
APARTMENT UPPER FLOOR (THIRD FLOOR) - 95 m²   3 Bedrooms, 2 bathrooms with covered balcony, and double carport.												
95	1	R 1,795,000	R 13,600	R 1,925	R 1,058	R 654	R 9,963	6.7%	R 245,205	13.7%	R 1,920,650	7%
95	2	R 1,884,750	R 14,416	R 2,021	R 1,581	R 654	R 10,159	6.8%	R 253,845	14.1%	R 2,016,683	7%
95	3	R 1,978,988	R 15,281	R 2,122	R 1,672	R 654	R 10,832	7.2%	R 268,515	15.0%	R 2,117,517	7%
APARTMENT GROUND FLOOR (GROUND FLOOR) - 95 m²   3 Bedrooms, 2 bathrooms with covered patio, private garden, and double carport.												
95	1	R 1,995,000	R 15,000	R 1,925	R 1,205	R 654	R 11,216	6.7%	R 274,241	13.7%	R 2,134,650	7%
95	2	R 2,094,750	R 15,900	R 2,021	R 1,769	R 654	R 11,455	6.9%	R 284,097	14.2%	R 2,241,383	7%
95	3	R 2,199,488	R 16,854	R 2,122	R 1,871	R 654	R 12,207	7.3%	R 300,449	15.1%	R 2,353,452	7%
FREESTANDING DOUBLE-STOREY HOUSE - 128 m²   3 Bedrooms, 2 bathrooms (full en-suite bathroom), guest toilet downstairs, private garden, and double carport.												
128	1	R 2,595,000	R 20,000	R 2,594	R 1,645	R 654	R 15,107	7.0%	R 362,933	14.0%	R 2,776,650	7%
128	2	R 2,724,750	R 21,200	R 2,750	R 2,320	R 654	R 15,476	7.2%	R 376,445	14.5%	R 2,915,483	7%
128	3	R 2,860,988	R 22,472	R 2,915	R 2,452	R 654	R 16,451	7.6%	R 397,685	15.3%	R 3,061,257	7%
FREESTANDING DOUBLE-STOREY HOUSE - 153 m²   3 Bedrooms, 2 bathrooms (full en-suite bathroom), guest toilet downstairs, private garden, single garage, and single carport.												
153	1	R 2,895,000	R 21,500	R 3,100	R 1,864	R 654	R 15,882	6.6%	R 393,233	13.6%	R 3,097,650	7%
153	2	R 3,039,750	R 22,790	R 3,255	R 2,596	R 654	R 16,285	6.8%	R 408,204	14.1%	R 3,252,533	7%
153	3	R 3,191,738	R 24,157	R 3,418	R 2,743	R 654	R 17,343	7.2%	R 431,536	14.9%	R 3,415,159	7%
FREESTANDING DOUBLE-STOREY HOUSE - 188 m²   3 Bedrooms, 2 bathrooms (full en-suite bathroom), guest toilet downstairs, private garden, and double garage.												
188		R 3,510,000	R 25,000	R 3,809	R 2,304	R 654	R 18,233	6.2%	R 464,495	13.2%	R 3,755,700	7%
188		R 3,685,500	R 26,500	R 3,999	R 3,203	R 654	R 18,643	6.4%	R 481,707	13.7%	R 3,943,485	7%
188		R 3,869,775	R 28,090	R 4,199	R 3,381	R 654	R 19,855	6.8%	R 509,149	14.5%	R 4,140,659	7%

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11,75% over 20 years.

**This development allows investors to do short-term rentals with the approval of the body corporate. Kindly contact us for more information.**