

Unit Type	m²	Purchase Price	Projected Gross Rental Income	Gross Rental Return (excl capital growth)	Monthly Levies	Estimated Rates and Taxes	Net Rental Income	Net Rental Return (excl capital growth)	Projected Capital Growth (at 5% p.a.)	Total ROI (capital growth + net rental income p.a.)		
Apartments												
Apartment 1A 1 Bed, 1 Bath, Balcony + 1 Carport (Upper)	42	R 1,099,000	R 8,750	9.6%	R 1,386	R 829	R 6,535	7.1%	R 1,153,950	5%	R 133,370	12.1%
Apartment 1B(S) 1 Bed, 1 Bath, Balcony + 1 Carport (Upper)	47	R 1,250,000	R 9,250	8.9%	R 1,551	R 977	R 6,722	6.5%	R 1,312,500	5%	R 143,164	11.5%
Apartment 2A(i) 2 Beds, 1 Bath, Patio + 1 Carport (Ground)	64	R 2,105,000	R 14,000	8.0%	R 2,112	R 1,812	R 10,076	5.7%	R 2,210,250	5%	R 226,162	10.7%
Apartment 2A(ii) 2 Beds, 1 Bath, Patio + 1 Carport (Upper)	64	R 1,680,000	R 12,000	8.6%	R 2,112	R 1,397	R 8,491	6.1%	R 1,764,000	5%	R 185,892	11.1%
Apartment 2B(i) 2 Beds, 1 Bath, Balcony + 1 Carport (Upper)	70	R 2,080,000	R 12,500	7.2%	R 2,310	R 1,787	R 8,403	4.8%	R 2,184,000	5%	R 204,836	9.8%
Apartment 2B(iii) 2 Beds, 1 Bath, Balcony + 1 Carport (Upper)	87	R 2,375,000	R 13,750	6.9%	R 2,871	R 2,075	R 8,804	4.4%	R 2,493,750	5%	R 224,398	9.4%
Apartment 2C 2 Beds, 1 Bath, Balcony + 1 Carport (Upper)	102	R 2,750,000	R 15,500	6.8%	R 3,366	R 2,442	R 9,692	4.2%	R 2,887,500	5%	R 253,804	9.2%
Penthouse 2D(i) 2 Beds, 2 Baths, Study, Balcony + 2 Carports	111	R 3,465,000	R 19,000	6.6%	R 3,663	R 3,140	R 12,197	4.2%	R 3,638,250	5%	R 319,614	9.2%
Penthouse 2D(ii) 2 Beds, 2 Baths, Study, Balcony + 2 Carports	144	R 3,760,000	R 21,000	6.7%	R 4,752	R 3,428	R 12,820	4.1%	R 3,948,000	5%	R 341,840	9.1%
Houses												
House 1A 1 Bed, 1 Bath, Covered Patio + 1 Carport	60	R 1,980,000	R 12,500	7.6%	R 1,980	R 1,690	R 8,830	5.4%	R 2,079,000	5%	R 204,960	10.4%
House 1B 1 Bed, 1 Bath, Covered Patio + 1 Carport	59	R 1,950,000	R 12,500	7.7%	R 1,947	R 1,660	R 8,893	5.5%	R 2,047,500	5%	R 204,216	10.5%
House 2A 2 Beds, 1 Bath, Covered Patio + 1 Carport	69	R 2,275,000	R 14,500	7.6%	R 2,277	R 1,978	R 10,245	5.4%	R 2,388,750	5%	R 236,690	10.4%
House 2B 2 Beds, 1 Bath, Covered Patio + 1 Carport	67	R 2,215,000	R 14,500	7.9%	R 2,211	R 1,919	R 10,370	5.6%	R 2,325,750	5%	R 235,190	10.6%
House 2C 2 Beds, 1 Bath, Scullery, Covered Patio + 1 Carport	97	R 2,620,000	R 16,500	7.6%	R 3,201	R 2,315	R 10,984	5.0%	R 2,751,000	5%	R 262,808	10.0%
House 2D 2 Beds, 1.5 Baths, Covered Patio + 1 Garage	111	R 2,995,000	R 18,000	7.2%	R 3,663	R 2,681	R 11,656	4.7%	R 3,144,750	5%	R 289,622	9.7%
House 2D 2 Beds, 2 Baths, Covered Patio + 1 Garage	118	R 3,185,000	R 19,000	7.2%	R 3,894	R 2,867	R 12,239	4.6%	R 3,344,250	5%	R 306,118	9.6%
House 2D 2 Beds, 2 Baths, Built-in Braai, Covered Patio + Double Garage	137	R 3,630,000	R 21,000	6.9%	R 4,521	R 3,301	R 13,178	4.4%	R 3,811,500	5%	R 339,636	9.4%
House 3A 3 Beds, 2 Baths, Covered Patio + Double Carport	84	R 2,685,000	R 17,000	7.6%	R 2,772	R 2,378	R 11,850	5.3%	R 2,819,250	5%	R 276,450	10.3%
House 3B 3 Beds, 2 Baths, Built-in Braai, Covered Patio + Single Garage	128	R 3,390,000	R 20,000	7.1%	R 4,224	R 3,067	R 12,709	4.5%	R 3,559,500	5%	R 322,008	9.5%
House 3C 3 Beds, 2 Baths, Built-in Braai, Covered Patio + Double Garage	150	R 3,975,000	R 21,500	6.5%	R 4,950	R 3,638	R 12,912	3.9%	R 4,173,750	5%	R 353,694	8.9%
House 3E 3 Beds, 2 Baths, Scullery, Built-in Braai, Covered Patio + Double Garage	171	R 5,030,000	R 23,000	5.5%	R 5,643	R 4,668	R 12,689	3.0%	R 5,281,500	5%	R 403,768	8.0%
House 3F 3 Beds, 2 Baths, Scullery, Built-in Braai, Covered Patio + Double Garage	174	R 4,610,000	R 23,500	6.1%	R 5,742	R 4,258	R 13,500	3.5%	R 4,840,500	5%	R 392,500	8.5%
House 3G 3 Beds, 2 Baths, Scullery, Built-in Braai, Covered Patio + Double Garage	181	R 5,545,000	R 24,000	5.2%	R 5,973	R 5,171	R 12,856	2.8%	R 5,822,250	5%	R 431,522	7.8%
House 3I 3 Beds, 2 Baths, Scullery, Built-in Braai, Covered Patio + Double Garage	189	R 5,010,000	R 24,500	5.9%	R 6,237	R 4,649	R 13,614	3.3%	R 5,260,500	5%	R 413,868	8.3%
House 3J 3 Beds, 2 Baths, Scullery, Study, Built-in Braai, Covered Patio + Double Garage	193	R 5,115,000	R 24,750	5.8%	R 6,369	R 4,751	R 13,630	3.2%	R 5,370,750	5%	R 419,310	8.2%
House 3K 3 Beds, 2 Baths, Scullery, Study, Built-in Braai, Covered Patio + Double Garage	195	R 5,170,000	R 25,500	5.9%	R 6,435	R 4,805	R 13,760	3.2%	R 5,428,500	5%	R 423,620	8.2%
House 3L 3 Beds, 2 Baths, Scullery, Study, Built-in Braai, Covered Patio + Double Garage	212	R 6,265,000	R 27,000	5.2%	R 6,996	R 5,875	R 14,129	2.7%	R 6,578,250	5%	R 482,798	7.7%
House 3M 3 Beds, 2.5 Baths, Scullery, Study, Built-in Braai, Covered Patio + Double Garage	223	R 6,295,000	R 29,000	5.5%	R 7,359	R 5,904	R 14,737	2.8%	R 6,609,750	5%	R 491,594	7.8%
House 3N 3 Beds, 2.5 Baths, Scullery, Study, Built-in Braai, Covered Patio + Double Garage	229	R 5,955,000	R 29,500	5.9%	R 7,557	R 5,572	R 16,871	3.4%	R 6,252,750	5%	R 500,202	8.4%

Projected capital growth based on long term average of 5% p.a. achieved in historic estates. Monthly rental income based on the average projected rate/m² for retirement estates. Calculations based on self-management and cash purchase.