

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 Centurion is very high and Amberfield City 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.

## Expected Rental Returns

	Year	m <sup>2</sup>	Purchase Price (Capital growth at 7% p.a.)	Rental Income (6% esc p.a.)	Levy (5% esc p.a.)	Estimated Rates pm	Net Rental Income pm	ROI (excl. capital growth)	Total ROI (5% capital growth + net rental income p.a.)	
<b>FREESTANDING DOUBLE STOREY 120 m<sup>2</sup></b> 3 Bedrooms, 2.5 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Double carport. 120 m <sup>2</sup>	1	120	R 2,040,000	R16,750	R1,939	R1,118	R 13,693	8.1%	R 307,114	15.1%
	2	120	R 2,182,800	R17,755	R2,036	R1,207	R 14,511	8.5%	R 326,933	15.0%
	3	120	R 2,335,596	R18,820	R2,138	R1,304	R 15,378	9.0%	R348,031	14.9%
<b>FREESTANDING DOUBLE STOREY 145 m<sup>2</sup></b> 3 Bedrooms, 2.5 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Single garage plus single carport. 145 m <sup>2</sup>	1	145	R 2,290,000	R18,250	R2,343	R1,373	R 14,534	7.6%	R 334,712	14.6%
	2	145	R 2,450,300	R19,345	R2,460	R1,482	R 15,402	8.1%	R 356,349	14.5%
	3	145	R 2,621,821	R20,506	R2,583	R1,601	R 16,321	8.6%	R379,385	14.5%
<b>FREESTANDING DOUBLE STOREY 158 m<sup>2</sup></b> 4 Bedrooms, 2.5 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Double carport. 158 m <sup>2</sup>	1	158	R 2,509,000	R21,250	R2,553	R1,819	R 16,878	8.1%	R 378,163	15.1%
	2	158	R 2,684,630	R22,525	R2,681	R1,965	R 17,880	8.6%	R 402,479	15.0%
	3	158	R 2,872,554	R23,877	R2,815	R2,122	R 18,940	9.1%	R428,357	14.9%
<b>FREESTANDING DOUBLE STOREY 164 m<sup>2</sup></b> 3 Bedrooms, 2.5 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Single garage plus single carport. 164 m <sup>2</sup>	1	164	R 2,520,000	R20,250	R2,650	R1,576	R16,024	7.6%	R 368,685	14.6%
	2	164	R 2,696,400	R21,465	R2,783	R1,702	R16,980	8.1%	R 392,510	14.6%
	3	164	R 2,885,148	R22,753	R2,922	R1,838	R17,993	8.6%	R417,874	14.5%
<b>FREESTANDING DOUBLE STOREY 201 m<sup>2</sup></b> 4 Bedrooms, 2.5 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Double garage. 201 m <sup>2</sup>	1	201	R2,995,000	R23,000	R3,248	R2,155	R17,597	7.1%	R 420,812	14.1%
	2	201	R 3,204,650	R24,380	R3,411	R2,327	R18,642	7.5%	R 448,030	14.0%
	3	201	R 3,428,976	R25,843	R3,581	R2,514	R19,748	7.9%	R477,006	13.9%

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 10.25% over 20 years.