

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 (7% 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 1,960,000	R16,750	R1,939	R1,118	R 13,693	8.4%	R 301,514	15.4%
	2	120	R 2,097,200	R17,755	R2,036	R1,207	R 14,511	8.9%	R 320,941	15.3%
	3	120	R 2,244,004	R18,820	R2,138	R1,304	R 15,378	9.4%	R341,620	15.2%
<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 2,260,000	R18,250	R2,343	R1,373	R 14,534	7.7%	R 332,612	14.7%
	2	145	R 2,418,200	R19,345	R2,460	R1,482	R 15,402	8.2%	R 354,102	14.6%
	3	145	R 2,587,474	R20,506	R2,583	R1,601	R 16,321	8.7%	R376,980	14.6%
<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 2,479,000	R21,250	R2,553	R1,819	R 16,878	8.2%	R 376,063	15.2%
	2	158	R 2,652,530	R22,525	R2,681	R1,965	R 17,880	8.7%	R 400,232	15.1%
	3	158	R 2,838,207	R23,877	R2,815	R2,122	R 18,940	9.2%	R425,952	15.0%
<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 2,460,000	R20,250	R2,650	R1,576	R16,024	7.8%	R 364,485	14.8%
	2	164	R 2,632,200	R21,465	R2,783	R1,702	R16,980	8.3%	R 388,016	14.7%
	3	164	R 2,816,454	R22,753	R2,922	R1,838	R17,993	8.8%	R413,065	14.7%
<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	R3,000,000	R23,000	R3,248	R2,155	R17,597	7.0%	R 421,162	14.0%
	2	201	R 3,210,000	R24,380	R3,411	R2,327	R18,642	7.5%	R 448,404	14.0%
	3	201	R 3,434,700	R25,843	R3,581	R2,514	R19,748	7.9%	R477,406	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 10,75% over 20 years.