

Central Developments make investment easy. The rental demand in Pretoria is very high and Waterkloof is a popular suburb.

Expected rental return	Year	m ²	Purchase Price (Capital growth at 5% p.a.)	Expected Rental pm (gross with 6% p.a.)	Estimated Levy pm (5% p.a.)	Estimated Rates pm	Net Rental Income pm	ROI (excl. capital growth)	Total ROI (5% capital growth + net rental income p.a.)
APARTMENT THIRD FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,090,000	R 9,000	R 980	R 820	R 7,200	7.9%	R 140,900 12.9%
	2	41	R 1,144,500	R 9,540	R 1,029	R 820	R 7,691	8.5%	R 149,517 13.7%
	3	41	R 1,201,725	R 10,112	R 1,080	R 820	R 8,212	9.0%	R 158,630 14.6%
APARTMENT SECOND FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,120,000	R 9,100	R 980	R 820	R 7,300	7.8%	R 143,600 12.8%
	2	41	R 1,176,000	R 9,646	R 1,029	R 820	R 7,797	8.4%	R 152,364 13.6%
	3	41	R 1,234,800	R 10,225	R 1,080	R 820	R 8,324	8.9%	R 161,632 14.4%
APARTMENT FIRST FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,150,000	R 9,200	R 980	R 820	R 7,400	7.7%	R 146,300 12.7%
	2	41	R 1,230,500	R 9,752	R 1,029	R 820	R 7,903	8.2%	R 156,361 13.6%
	3	41	R 1,292,025	R 10,337	R 1,080	R 820	R 8,437	8.8%	R 165,841 14.4%
APARTMENT THIRD FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,245,000	R 9,600	R 1,171	R 972	R 7,457	7.2%	R 151,734 12.2%
	2	49	R 1,307,250	R 10,176	R 1,230	R 972	R 7,974	7.7%	R 161,056 12.9%
	3	49	R 1,372,613	R 10,787	R 1,291	R 972	R 8,524	8.2%	R 170,913 13.7%
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,275,000	R 9,700	R 1,171	R 972	R 7,557	7.1%	R 154,434 12.1%
	2	49	R 1,338,750	R 10,282	R 1,230	R 972	R 8,080	7.6%	R 163,903 12.9%
	3	49	R 1,405,688	R 10,899	R 1,291	R 972	R 8,636	8.1%	R 173,915 13.6%
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,305,000	R 9,800	R 1,171	R 972	R 7,657	7.0%	R 157,134 12.0%
	2	49	R 1,370,250	R 10,388	R 1,230	R 972	R 8,186	7.5%	R 166,750 12.8%
	3	49	R 1,438,763	R 11,011	R 1,291	R 972	R 8,748	8.0%	R 176,917 13.6%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,355,000	R 10,300	R 1,171	R 972	R 8,157	7.2%	R 165,634 12.2%
	2	49	R 1,449,850	R 10,918	R 1,230	R 972	R 8,716	7.7%	R 177,090 13.1%
	3	49	R 1,522,343	R 11,573	R 1,291	R 972	R 9,310	8.2%	R 187,838 13.9%
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	60	R 1,545,000	R 10,600	R 1,433	R 1,265	R 7,902	6.1%	R 172,074 11.1%
	2	60	R 1,622,250	R 11,236	R 1,505	R 1,265	R 8,466	6.6%	R 182,709 11.8%
	3	60	R 1,703,363	R 11,910	R 1,580	R 1,265	R 9,065	7.0%	R 193,951 12.6%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	60	R 1,595,000	R 11,200	R 1,433	R 1,265	R 8,502	6.4%	R 181,774 11.4%
	2	60	R 1,706,650	R 11,872	R 1,505	R 1,265	R 9,102	6.8%	R 194,561 12.2%
	3	60	R 1,791,983	R 12,584	R 1,580	R 1,265	R 9,739	7.3%	R 206,472 12.9%
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	63	R 1,595,000	R 10,800	R 1,505	R 1,314	R 7,981	6.0%	R 175,522 11.0%
	2	63	R 1,674,750	R 11,448	R 1,580	R 1,314	R 8,554	6.4%	R 186,383 11.7%
	3	63	R 1,758,488	R 12,135	R 1,659	R 1,314	R 9,162	6.9%	R 197,864 12.4%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	63	R 1,645,000	R 11,400	R 1,505	R 1,314	R 8,581	6.3%	R 185,222 11.3%
	2	63	R 1,760,150	R 12,084	R 1,580	R 1,314	R 9,190	6.7%	R 198,285 12.1%
	3	63	R 1,848,158	R 12,809	R 1,659	R 1,314	R 9,836	7.2%	R 210,437 12.8%

Assumptions: Rental increase of 6% p.a. levy escalation of 5% p.a. calculated on a prime interest rate of 10.25% over 20 years.