**Central Developments makes investing easy. Pretoria East has high rental demand, and Woodhill is a popular suburb.
Along with strong rental demand, excellent capital growth is likely because of the development's prime location in a desirable, growing area.**

Expected Rental Returns	Year	m²	Purchase Price (5% Capital growth 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.)		Shortfall or Surplus (rental income - bond - levy - rates)
APARTMENT GROUND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 1 095 000	R 9 150	R 1 070	R 962	R 7 118	7.8%	R 140 166	12.8%	-R 2 887
	2	56	R 1 149 750	R 9 699	R 1 124	R 962	R 7 614	8.3%	R 148 850	13.6%	-R 2 392
	3	56	R 1 207 238	R 10 281	R 1 180	R 962	R 8 139	8.9%	R 158 033	14.4%	-R 1 866
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 995 000	R 8 700	R 1 070	R 860	R 6 770	8.2%	R 130 990	13.2%	-R 2 321
	2	56	R 1 044 750	R 9 222	R 1 124	R 860	R 7 239	8.7%	R 139 100	14.0%	-R 1 853
	3	56	R 1 096 988	R 9 775	R 1 180	R 860	R 7 736	9.3%	R 147 677	14.8%	-R 1 356
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 965 000	R 8 400	R 1 070	R 830	R 6 500	8.1%	R 126 250	13.1%	-R 2 317
	2	56	R 1 032 550	R 8 904	R 1 124	R 830	R 6 951	8.6%	R 135 034	14.0%	-R 1 867
	3	56	R 1 084 178	R 9 438	R 1 180	R 830	R 7 429	9.2%	R 143 352	14.9%	-R 1 389
APARTMENT THIRD FLOOR 2 Bedrooms 1 Bathroom	1	56	R 935 000	R 8 150	R 1 070	R 799	R 6 281	8.1%	R 122 122	13.1%	-R 2 262
	2	56	R 981 750	R 8 639	R 1 124	R 799	R 6 717	8.6%	R 129 686	13.9%	-R 1 827
	3	56	R 1 030 838	R 9 157	R 1 180	R 799	R 7 179	9.2%	R 137 686	14.7%	-R 1 364
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 255 000	R 9 850	R 1 356	R 1 125	R 7 369	7.0%	R 151 178	12.0%	-R 4 098
	2	71	R 1 317 750	R 10 441	R 1 424	R 1 125	R 7 892	7.5%	R 160 594	12.8%	-R 3 575
	3	71	R 1 383 638	R 11 067	R 1 495	R 1 125	R 8 447	8.1%	R 170 552	13.6%	-R 3 020
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 155 000	R 9 400	R 1 356	R 1 023	R 7 021	7.3%	R 142 002	12.3%	-R 3 532
	2	71	R 1 212 750	R 9 964	R 1 424	R 1 023	R 7 517	7.8%	R 150 844	13.1%	-R 3 036
	3	71	R 1 273 388	R 10 562	R 1 495	R 1 023	R 8 044	8.4%	R 160 196	13.9%	-R 2 509
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 125 000	R 9 100	R 1 356	R 993	R 6 751	7.2%	R 137 262	12.2%	-R 3 528
	2	71	R 1 203 750	R 9 646	R 1 424	R 993	R 7 229	7.7%	R 146 938	13.1%	-R 3 050
	3	71	R 1 263 938	R 10 225	R 1 495	R 993	R 7 737	8.3%	R 156 038	13.9%	-R 2 542
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 095 000	R 8 850	R 1 356	R 962	R 6 532	7.2%	R 133 134	12.2%	-R 3 473
	2	71	R 1 149 750	R 9 381	R 1 424	R 962	R 6 995	7.7%	R 141 430	12.9%	-R 3 010
	3	71	R 1 207 238	R 9 944	R 1 495	R 962	R 7 487	8.2%	R 150 204	13.7%	-R 2 518

All units feature a covered balcony and a designated carport.
Assumptions: Rental growth of 6% p.a. Levy escalation of 5% p.a. Calculated on **90% bond approved** at a prime interest rate of 10.75% over 20 years.

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Along with strong rental demand, excellent capital growth is likely because of the development's prime location in a desirable, growing area.

Expected Rental Returns	Year	m^2	Purchase Price (5% Capital growth 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.)		Shortfall or Surplus (rental income - bond - levy - rates)
APARTMENT GROUND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 1 095 000	R 9 150	R 1 070	R 962	R 7 118	7.8%	R 140 166	12.8%	-R 3 999
	2	56	R 1 149 750	R 9 699	R 1 124	R 962	R 7 614	8.3%	R 148 850	13.6%	-R 3 503
	3	56	R 1 207 238	R 10 281	R 1 180	R 962	R 8 139	8.9%	R 158 033	14.4%	-R 2 977
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 995 000	R 8 700	R 1 070	R 860	R 6 770	8.2%	R 130 990	13.2%	-R 3 332
	2	56	R 1 044 750	R 9 222	R 1 124	R 860	R 7 239	8.7%	R 139 100	14.0%	-R 2 863
	3	56	R 1 096 988	R 9 775	R 1 180	R 860	R 7 736	9.3%	R 147 677	14.8%	-R 2 366
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 965 000	R 8 400	R 1 070	R 830	R 6 500	8.1%	R 126 250	13.1%	-R 3 297
	2	56	R 1 032 550	R 8 904	R 1 124	R 830	R 6 951	8.6%	R 135 034	14.0%	-R 2 846
	3	56	R 1 084 178	R 9 438	R 1 180	R 830	R 7 429	9.2%	R 143 352	14.9%	-R 2 368
APARTMENT THIRD FLOOR 2 Bedrooms 1 Bathroom	1	56	R 935 000	R 8 150	R 1 070	R 799	R 6 281	8.1%	R 122 122	13.1%	-R 3 211
	2	56	R 981 750	R 8 639	R 1 124	R 799	R 6 717	8.6%	R 129 686	13.9%	-R 2 776
	3	56	R 1 030 838	R 9 157	R 1 180	R 799	R 7 179	9.2%	R 137 686	14.7%	-R 2 314
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 255 000	R 9 850	R 1 356	R 1 125	R 7 369	7.0%	R 151 178	12.0%	-R 5 372
	2	71	R 1 317 750	R 10 441	R 1 424	R 1 125	R 7 892	7.5%	R 160 594	12.8%	-R 4 849
	3	71	R 1 383 638	R 11 067	R 1 495	R 1 125	R 8 447	8.1%	R 170 552	13.6%	-R 4 294
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 155 000	R 9 400	R 1 356	R 1 023	R 7 021	7.3%	R 142 002	12.3%	-R 4 705
	2	71	R 1 212 750	R 9 964	R 1 424	R 1 023	R 7 517	7.8%	R 150 844	13.1%	-R 4 209
	3	71	R 1 273 388	R 10 562	R 1 495	R 1 023	R 8 044	8.4%	R 160 196	13.9%	-R 3 682
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 125 000	R 9 100	R 1 356	R 993	R 6 751	7.2%	R 137 262	12.2%	-R 4 670
	2	71	R 1 203 750	R 9 646	R 1 424	R 993	R 7 229	7.7%	R 146 938	13.1%	-R 4 192
	3	71	R 1 263 938	R 10 225	R 1 495	R 993	R 7 737	8.3%	R 156 038	13.9%	-R 3 685
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1 095 000	R 8 850	R 1 356	R 962	R 6 532	7.2%	R 133 134	12.2%	-R 4 585
	2	71	R 1 149 750	R 9 381	R 1 424	R 962	R 6 995	7.7%	R 141 430	12.9%	-R 4 122
	3	71	R 1 207 238	R 9 944	R 1 495	R 962	R 7 487	8.2%	R 150 204	13.7%	-R 3 630

All units feature a covered balcony and a designated carport.
Assumptions: Rental growth 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.