

Central Developments make investment easy. 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 prime location in a desirable and growing area.

Expected Rental Returns

	Year	m ²	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	Net Rental Return (excl. capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or Surplus (rental income - bond - levy - rates)	
APARTMENT UPPER FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m ²	1	38	R 795,000	R 6,800	R 950	R 656	R 5,194	7.8%	R 117,978	14.8%	R 3,148
	2	38	R 834,750	R 7,208	R 998	R 656	R 5,555	8.4%	R 125,087	15.7%	R 2,787
	3	38	R 876,488	R 7,640	R 1,047	R 656	R 5,937	9.0%	R 132,599	16.7%	R 2,404
APARTMENT GROUND FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m ²	1	38	R 845,000	R 7,500	R 950	R 706	R 5,844	8.3%	R 129,278	15.3%	R 3,022
	2	38	R 887,250	R 7,950	R 998	R 706	R 6,247	8.9%	R 137,066	16.2%	R 2,620
	3	38	R 931,613	R 8,427	R 1,047	R 706	R 6,674	9.5%	R 145,296	17.2%	R 2,193
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m ²	1	50	R 945,000	R 8,000	R 1,250	R 808	R 5,942	7.5%	R 137,454	14.5%	R 3,973
	2	50	R 992,250	R 8,480	R 1,313	R 808	R 6,360	8.1%	R 145,772	15.4%	R 3,556
	3	50	R 1,041,863	R 8,989	R 1,378	R 808	R 6,803	8.6%	R 154,562	16.4%	R 3,113
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m ²	1	50	R 995,000	R 8,500	R 1,250	R 859	R 6,391	7.7%	R 146,342	14.7%	R 4,049
	2	50	R 1,044,750	R 9,010	R 1,313	R 859	R 6,839	8.2%	R 155,195	15.6%	R 3,602
	3	50	R 1,096,988	R 9,551	R 1,378	R 859	R 7,313	8.8%	R 164,551	16.5%	R 3,127
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m ²	1	74	R 1,545,000	R 13,800	R 1,850	R 1,418	R 10,532	8.2%	R 234,534	15.2%	R 5,679
	2	74	R 1,622,250	R 14,628	R 1,943	R 1,418	R 11,268	8.8%	R 248,768	16.1%	R 4,944
	3	74	R 1,703,363	R 15,506	R 2,040	R 1,418	R 12,048	9.4%	R 263,812	17.1%	R 4,163

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11.25% over 20 years.

Expected Rental Returns

	Year	m ²	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	Net Rental Return (excl. capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or Surplus (rental income - bond - levy - rates)	
APARTMENT UPPER FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m ²	1	38	R 795,000	R 6,800	R 950	R 656	R 5,194	7.8%	R 117,978	14.8%	R 1,755
	2	38	R 834,750	R 7,208	R 998	R 656	R 5,555	8.4%	R 125,087	15.7%	R 1,395
	3	38	R 876,488	R 7,640	R 1,047	R 656	R 5,937	9.0%	R 132,599	16.7%	R 1,012
APARTMENT GROUND FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m ²	1	38	R 845,000	R 7,500	R 950	R 706	R 5,844	8.3%	R 129,278	15.3%	R 1,542
	2	38	R 887,250	R 7,950	R 998	R 706	R 6,247	8.9%	R 137,066	16.2%	R 1,140
	3	38	R 931,613	R 8,427	R 1,047	R 706	R 6,674	9.5%	R 145,296	17.2%	R 713
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m ²	1	50	R 945,000	R 8,000	R 1,250	R 808	R 5,942	7.5%	R 137,454	14.5%	R 2,319
	2	50	R 992,250	R 8,480	R 1,313	R 808	R 6,360	8.1%	R 145,772	15.4%	R 1,901
	3	50	R 1,041,863	R 8,989	R 1,378	R 808	R 6,803	8.6%	R 154,562	16.4%	R 1,458
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m ²	1	50	R 995,000	R 8,500	R 1,250	R 859	R 6,391	7.7%	R 146,342	14.7%	R 2,307
	2	50	R 1,044,750	R 9,010	R 1,313	R 859	R 6,839	8.2%	R 155,195	15.6%	R 1,859
	3	50	R 1,096,988	R 9,551	R 1,378	R 859	R 7,313	8.8%	R 164,551	16.5%	R 1,384
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m ²	1	74	R 1,545,000	R 13,800	R 1,850	R 1,418	R 10,532	8.2%	R 234,534	15.2%	R 2,973
	2	74	R 1,622,250	R 14,628	R 1,943	R 1,418	R 11,268	8.8%	R 248,768	16.1%	R 2,238
	3	74	R 1,703,363	R 15,506	R 2,040	R 1,418	R 12,048	9.4%	R 263,812	17.1%	R 1,457

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 11.25% over 30 years.