

Central Developments makes 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	m²	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)	
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 44 m²	1	44	R 995,000	R 8,300	R 1,336	R 527	R 6,437	7.8%	R 126,994	12.8%
	2	44	R 1,064,650	R 8,798	R 1,403	R 527	R 6,868	8.3%	R 135,651	13.6%
	3	44	R 1,117,883	R 9,326	R 1,473	R 527	R 7,326	8.8%	R 143,805	14.5%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 44 m²	1	44	R 1,060,000	R 8,700	R 1,336	R 527	R 6,837	7.7%	R 135,044	12.7%
	2	44	R 1,113,000	R 9,222	R 1,403	R 527	R 7,292	8.3%	R 143,156	13.5%
	3	44	R 1,168,650	R 9,775	R 1,473	R 527	R 7,775	8.8%	R 151,737	14.3%
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,110,000	R 8,500	R 1,623	R 684	R 6,193	6.7%	R 129,816	11.7%
	2	50	R 1,187,700	R 9,010	R 1,704	R 684	R 6,622	7.2%	R 138,847	12.5%
	3	50	R 1,247,085	R 9,551	R 1,789	R 684	R 7,077	7.7%	R 147,281	13.3%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,195,000	R 9,000	R 1,623	R 684	R 6,693	6.7%	R 140,066	11.7%
	2	50	R 1,254,750	R 9,540	R 1,704	R 684	R 7,152	7.2%	R 148,560	12.4%
	3	50	R 1,317,488	R 10,112	R 1,789	R 684	R 7,639	7.7%	R 157,543	13.2%
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m²	1	74	R 1,665,000	R 15,000	R 2,009	R 986	R 12,005	8.7%	R 227,310	13.7%
	2	74	R 1,781,550	R 15,900	R 2,109	R 986	R 12,805	9.2%	R 242,732	14.6%
	3	74	R 1,870,628	R 16,854	R 2,215	R 986	R 13,653	9.8%	R 257,368	15.5%
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 83 m²	1	83	R 1,895,000	R 16,500	R 2,211	R 1,100	R 13,189	8.4%	R 253,018	13.4%
	2	83	R 1,989,750	R 17,490	R 2,322	R 1,100	R 14,068	8.9%	R 268,309	14.2%
	3	83	R 2,089,238	R 18,539	R 2,438	R 1,100	R 15,002	9.5%	R 284,483	15.0%
FREESTANDING DOUBLE STOREY 3 Bedrooms, 2.5 bathrooms (full en-suite bathroom) with private garden and double carport. 112 m²	1	112	R 2,025,000	R 17,500	R 2,862	R 1,484	R 13,154	7.8%	R 259,098	12.8%
	2	112	R 2,126,250	R 18,550	R 3,005	R 1,484	R 14,061	8.3%	R 275,043	13.6%
	3	112	R 2,232,563	R 19,663	R 3,155	R 1,484	R 15,024	8.9%	R 291,912	14.4%
FREESTANDING DOUBLE STOREY 4 Bedrooms, 3.5 bathrooms (full en-suite bathroom) with private garden and double carport. 131 m²	1	131	R 2,220,000	R 19,000	R 3,280	R 1,736	R 13,984	7.6%	R 278,808	12.6%
	2	131	R 2,331,000	R 20,140	R 3,444	R 1,736	R 14,960	8.1%	R 296,070	13.3%
	3	131	R 2,447,550	R 21,348	R 3,616	R 1,736	R 15,996	8.6%	R 314,332	14.2%

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.**