BERGVALLEI

AFTREELANDGOED • RETIREMENT ESTATE

RETURN ON INVESTMENT

Unit Type	m²	Purchase Price	Projected Gross Rental Income	Gross Rental Return (excl capital growth)	Monthly Levies	Estimated Rates and Taxes	Net Rental Income	Net Rental Return (excl capital growth)	Projected Capital Growth (at 5% p.a.)		Total ROI (capital growth + net rental income p.a.)	
APARTMENTS												
Apartment 1A | 1 Bed, 1 Bath + 1 Carport (Ground)	40	R 1,145,000	R 9,500	10.0%	R 1,302	R 313	R 7,885	8.3%	R 1,202,250	5%	R 151,870	13.3%
Apartment 1B | 1 Bed, 1 Bath + 1 Carport (First, second and third)	40	R 995,000	R 8,500	10.3%	R 1,302	R 280	R 6,918	8.3%	R 1,044,750	5%	R 132,766	13.3%
Apartment 1C | 1 Bed, 1 Bath + 1 Carport (Ground)	43	R 1,185,000	R 9,750	9.9%	R 1,400	R 430	R 7,920	8.0%	R 1,244,250	5%	R 154,290	13.0%
Apartment 1D | 1 Bed, 1 Bath + 1 Carport (First, second and third)	43	R 1,075,000	R 8,750	9.8%	R 1,400	R 392	R 6,958	7.8%	R 1,128,750	5%	R 137,246	12.8%
Apartment 1E | 1 Bed, 1 Bath + 1 Carport (Ground)	45	R 1,250,000	R 10,000	9.6%	R 1,465	R 510	R 8,025	7.7%	R 1,312,500	5%	R 158,800	12.7%
Apartment 1F | 1 Bed, 1 Bath + 1 Carport (First, second and third)	45	Sold Out										
Apartment 1G | 1 Bed, 1 Bath + 1 Carport (First, second and third)	50	Sold Out										
Apartment 1H | 1 Bed, 1 Bath + 1 Carport (First, second and third)	50	Sold Out										
Apartment 2A | 2 Beds, 1 Bath + 1 Carport (Ground)	56	R 1,475,000	R 11,500	9.4%	R 1,823	R 610	R 9,067	7.4%	R 1,548,750	5%	R 182,554	12.4%
Apartment 2B | 2 Beds, 1 Bath + 1 Carport (First, second and third)	56	R 1,340,000	R 10,500	9.4%	R 1,823	R 560	R 8,117	7.3%	R 1,407,000	5%	R 164,404	12.3%
Apartment 2C | 2 Beds, 1 Bath + 1 Carport (First, second and third)	51	Sold Out										
Apartment 2D | 2 Beds, 1 Bath + 1 Carport (Ground)	70	Sold Out										
Apartment 2E | 2 Beds, 1 Bath + 1 Carport (First, second and third)	70	R 1,565,000	R 12,000	9.2%	R 2,279	R 770	R 8,951	6.9%	R 1,643,250	5%	R 185,662	11.9%
Apartment 2F | 2 Beds, 1 Bath + 1 Carport (First, second and third)	64	R 1,455,000	R 11,500	9.5%	R 2,083	R 610	R 8,807	7.3%	R 1,527,750	5%	R 178,434	12.3%
GARDEN COTTAGES												
Garden Cottage 1A | 1 Bed, 1 Bath + 1 Carport	50	Sold Out										
Garden Cottage 2A | 2 Beds, 1 Bath + 1 Carport	54	Sold Out										
HOUSES												
Freestanding house 2B | 2 Beds, 1 Bath + 1 Carport	60	Sold Out										
Freestanding house 2C | 2 Beds, 1 Bath + 1 Garage	89	R 2,305,000	R 14,000	7.3%	R 2,897	R 1,192	R 9,911	5.2%	R 2,420,250	5%	R 234,182	10.2%
Freestanding house 2D | 2 Beds, 1 Bath + 1 Garage	94	R 2,415,000	R 14,500	7.2%	R 3,060	R 1,250	R 10,190	5.1%	R 2,535,750	5%	R 243,030	10.1%
Freestanding house 2E | 2 Beds, 2 Baths + 1 Garage	104	R 2,635,000	R 15,500	7.1%	R 3,385	R 1,486	R 10,629	4.8%	R 2,766,750	5%	R 259,298	9.8%
Freestanding house 2F | 2 Beds, 2 Baths + 1 Garage	104	R 2,635,000	R 15,500	7.1%	R 3,385	R 1,486	R 10,629	4.8%	R 2,766,750	5%	R 259,298	9.8%
Freestanding house 3A | 3 Beds, 2 Baths + 1 Garage	104	Sold Out										
Freestanding house 3A | 3 Beds, 2 Baths + Double Garage	125	R 3,075,000	R 16,000	6.2%	R 4,069	R 1,876	R 10,055	3.9%	R 3,228,750	5%	R 274,410	8.9%
Freestanding house 3B | 3 Beds, 2 Baths + Double Garage	135	R 3,405,000	R 17,000	6.0%	R 4,394	R 2,072	R 10,534	3.7%	R 3,575,250	5%	R 296,658	8.7%
Freestanding house 3C | 3 Beds, 2 Baths + Double Garage	150	R 3,735,000	R 18,500	5.9%	R 4,883	R 2,218	R 11,399	3.7%	R 3,921,750	5%	R 323,538	8.7%
Freestanding house 3D | 3 Beds, 2 Baths + Double Garage	150	R 3,735,000	R 18,500	5.9%	R 4,883	R 2,218	R 11,399	3.7%	R 3,921,750	5%	R 323,538	8.7%
Freestanding house 3E | 3 Beds, 2 Baths + Double Garage	160	Sold Out										

Projected capital growth based on long term average of 5% p.a. achieved in historic estates

Monthly rental income based on the average projected rate/m² for retirement estates

Calculations based on self-management and cash purchase