

Grow rich in your sleep with our excellent investment opportunity

Let us take care of your investment

Central Developments, in partnership with CSI rentals, make investment easy. We offer our investors the option of a turnkey rental placement and management service. The rental demand in Pretoria North is very high and Wolmer is a popular suburb. In addition to the high rental demand, excellent capital growth is likely due to the development's perfect location in a desirable and growing area.

100% BOND		Year	m ²	Purchase Price (capital growth estimated at 8% p.a. esc.)	Expected Rental pm (gross with 5% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or surplus (Rental income- levy-rates)
APARTMENT THIRD FLOOR 2 Bedrooms, 1 bathroom, carport.	1	45	R 730,000	R 6,000	R 690	R 592	R 4,718	7.8%	R 115,016	15.8%	R -3,193
	2	45	R 788,400	R 6,300	R 725	R 592	R 4,984	8.2%	R 122,874	16.8%	R -2,928
	3	45	R 851,472	R 6,615	R 761	R 592	R 5,262	8.7%	R 131,265	18.0%	R -2,649
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom, carport.	1	45	R 730,000	R 6,200	R 690	R 592	R 4,918	8.1%	R 117,416	16.1%	R -2,993
	2	45	R 788,400	R 6,510	R 725	R 592	R 5,194	8.5%	R 125,394	17.2%	R -2,718
	3	45	R 851,472	R 6,836	R 761	R 592	R 5,483	9.0%	R 133,911	18.3%	R -2,428
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom, carport.	1	45	R 760,000	R 6,300	R 690	R 621	R 4,989	7.9%	R 120,668	15.9%	R -3,247
	2	45	R 820,800	R 6,615	R 725	R 621	R 5,270	8.3%	R 128,898	17.0%	R -2,967
	3	45	R 886,464	R 6,946	R 761	R 621	R 5,564	8.8%	R 137,685	18.1%	R -2,672
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom carport, covered balcony.	1	51	R 795,000	R 6,600	R 782	R 655	R 5,163	7.8%	R 125,556	15.8%	R -3,452
	2	51	R 858,600	R 6,930	R 821	R 655	R 5,454	8.2%	R 134,135	16.9%	R -3,162
	3	51	R 927,288	R 7,277	R 862	R 655	R 5,759	8.7%	R 143,295	18.0%	R -2,856
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio, carport.	1	51	R 865,000	R 6,800	R 782	R 723	R 5,295	7.3%	R 132,740	15.3%	R -4,079
	2	51	R 934,200	R 7,140	R 821	R 723	R 5,596	7.8%	R 141,887	16.4%	R -3,778
	3	51	R 1,008,936	R 7,497	R 862	R 723	R 5,912	8.2%	R 151,657	17.5%	R -3,462

Assumptions: Rental increase of 5% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11.75% over 20 years.

90% BOND		Year	m ²	Purchase Price (capital growth estimated at 8% p.a. esc.)	Expected Rental pm (gross with 5% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or surplus (Rental income- levy-rates)
APARTMENT THIRD FLOOR 2 Bedrooms, 1 bathroom, carport.	1	45	R 730,000	R 6,000	R 690	R 592	R 4,718	7.8%	R 115,016	15.8%	R -2,402
	2	45	R 788,400	R 6,300	R 725	R 592	R 4,984	8.2%	R 122,874	16.8%	R -2,136
	3	45	R 851,472	R 6,615	R 761	R 592	R 5,262	8.7%	R 131,265	18.0%	R -1,858
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom, carport.	1	45	R 730,000	R 6,200	R 690	R 592	R 4,918	8.1%	R 117,416	16.1%	R -2,202
	2	45	R 788,400	R 6,510	R 725	R 592	R 5,194	8.5%	R 125,394	17.2%	R -1,926
	3	45	R 851,472	R 6,836	R 761	R 592	R 5,483	9.0%	R 133,911	18.3%	R -1,637
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom, carport.	1	45	R 760,000	R 6,300	R 690	R 621	R 4,989	7.9%	R 120,668	15.9%	R -2,424
	2	45	R 820,800	R 6,615	R 725	R 621	R 5,270	8.3%	R 128,898	17.0%	R -2,143
	3	45	R 886,464	R 6,946	R 761	R 621	R 5,564	8.8%	R 137,685	18.1%	R -1,849
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom carport, covered balcony.	1	51	R 795,000	R 6,600	R 782	R 655	R 5,163	7.8%	R 125,556	15.8%	R -2,591
	2	51	R 858,600	R 6,930	R 821	R 655	R 5,454	8.2%	R 134,135	16.9%	R -2,300
	3	51	R 927,288	R 7,277	R 862	R 655	R 5,759	8.7%	R 143,295	18.0%	R -1,995
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio, carport.	1	51	R 865,000	R 6,800	R 782	R 723	R 5,295	7.3%	R 132,740	15.3%	R -3,142
	2	51	R 934,200	R 7,140	R 821	R 723	R 5,596	7.8%	R 141,887	16.4%	R -2,841
	3	51	R 1,008,936	R 7,497	R 862	R 723	R 5,912	8.2%	R 151,657	17.5%	R -2,525

Assumptions: Rental increase of 5% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 11.75% over 20 years.