

Central Developments make investment easy. The rental demand in Pretoria is very high and Waterkloof is a popular suburb.

Expected rental return	Year	m²	Purchase Price (Capital growth at 5% p.a.)	Expected Rental pm (gross with 6% p.a.)	Estimated Levy pm (5% p.a.)	Estimated Rates pm	Net Rental Income pm	ROI (excl. capital growth)	Total ROI (5% capital growth + net rental income p.a.)	
APARTMENT THIRD FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,090,000	R 9,050	R 980	R 820	R 7,250	8.0%	R 141,500	13.0%
	2	41	R 1,144,500	R 9,593	R 1,029	R 820	R 7,744	8.5%	R 150,153	13.8%
	3	41	R 1,201,725	R 10,169	R 1,080	R 820	R 8,268	9.1%	R 159,304	14.6%
APARTMENT SECOND FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,120,000	R 9,150	R 980	R 820	R 7,350	7.9%	R 144,200	12.9%
	2	41	R 1,176,000	R 9,699	R 1,029	R 820	R 7,850	8.4%	R 153,000	13.7%
	3	41	R 1,234,800	R 10,281	R 1,080	R 820	R 8,380	9.0%	R 162,306	14.5%
APARTMENT FIRST FLOOR 1 Bedroom, 1 bathroom with single carport.	1	41	R 1,150,000	R 9,250	R 980	R 820	R 7,450	7.8%	R 146,900	12.8%
	2	41	R 1,230,500	R 9,805	R 1,029	R 820	R 7,956	8.3%	R 156,997	13.7%
	3	41	R 1,292,025	R 10,393	R 1,080	R 820	R 8,493	8.9%	R 166,515	14.5%
APARTMENT THIRD FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,245,000	R 9,800	R 1,171	R 972	R 7,657	7.4%	R 154,134	12.4%
	2	49	R 1,307,250	R 10,388	R 1,230	R 972	R 8,186	7.9%	R 163,600	13.1%
	3	49	R 1,372,613	R 11,011	R 1,291	R 972	R 8,748	8.4%	R 173,610	13.9%
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,275,000	R 9,900	R 1,171	R 972	R 7,757	7.3%	R 156,834	12.3%
	2	49	R 1,338,750	R 10,494	R 1,230	R 972	R 8,292	7.8%	R 166,447	13.1%
	3	49	R 1,405,688	R 11,124	R 1,291	R 972	R 8,861	8.3%	R 176,612	13.9%
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,305,000	R 10,000	R 1,171	R 972	R 7,857	7.2%	R 159,534	12.2%
	2	49	R 1,370,250	R 10,600	R 1,230	R 972	R 8,398	7.7%	R 169,294	13.0%
	3	49	R 1,438,763	R 11,236	R 1,291	R 972	R 8,973	8.3%	R 179,614	13.8%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	49	R 1,355,000	R 10,600	R 1,171	R 972	R 8,457	7.5%	R 169,234	12.5%
	2	49	R 1,449,850	R 11,236	R 1,230	R 972	R 9,034	8.0%	R 180,906	13.4%
	3	49	R 1,522,343	R 11,910	R 1,291	R 972	R 9,647	8.5%	R 191,883	14.2%
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	60	R 1,545,000	R 10,700	R 1,433	R 1,265	R 8,002	6.2%	R 173,274	11.2%
	2	60	R 1,622,250	R 11,342	R 1,505	R 1,265	R 8,572	6.7%	R 183,981	11.9%
	3	60	R 1,703,363	R 12,023	R 1,580	R 1,265	R 9,178	7.1%	R 195,300	12.6%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	60	R 1,595,000	R 11,300	R 1,433	R 1,265	R 8,602	6.5%	R 182,974	11.5%
	2	60	R 1,706,650	R 11,978	R 1,505	R 1,265	R 9,208	6.9%	R 195,833	12.3%
	3	60	R 1,791,983	R 12,697	R 1,580	R 1,265	R 9,852	7.4%	R 207,821	13.0%
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	63	R 1,595,000	R 11,100	R 1,505	R 1,314	R 8,281	6.2%	R 179,122	11.2%
	2	63	R 1,674,750	R 11,766	R 1,580	R 1,314	R 8,872	6.7%	R 190,199	11.9%
	3	63	R 1,758,488	R 12,472	R 1,659	R 1,314	R 9,499	7.1%	R 201,909	12.7%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	1	63	R 1,645,000	R 11,700	R 1,505	R 1,314	R 8,881	6.5%	R 188,822	11.5%
	2	63	R 1,760,150	R 12,402	R 1,580	R 1,314	R 9,508	6.9%	R 202,101	12.3%
	3	63	R 1,848,158	R 13,146	R 1,659	R 1,314	R 10,173	7.4%	R 214,482	13.0%

Assumptions: Rental increase of 6% p.a. levy escalation of 5% p.a. calculated on a prime interest rate of 10.25% over 20 years.