

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)	Shortfall or Surplus (rental income - bond - levy - rates)	
APARTMENT UPPER FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m²	1	38	R 825,000	R 7,000	R 950	R 656	R 5,394	7.8%	R 105,978	12.8%	-R 2,982
	2	38	R 866,250	R 7,420	R 998	R 656	R 5,767	8.4%	R 112,511	13.6%	-R 2,609
	3	38	R 909,563	R 7,865	R 1,047	R 656	R 6,162	9.0%	R 119,420	14.5%	-R 2,214
APARTMENT GROUND FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m²	1	38	R 925,000	R 7,500	R 950	R 706	R 5,844	7.6%	R 116,378	12.6%	-R 3,547
	2	38	R 971,250	R 7,950	R 998	R 706	R 6,247	8.1%	R 123,521	13.4%	-R 3,144
	3	38	R 1,019,813	R 8,427	R 1,047	R 706	R 6,674	8.7%	R 131,074	14.2%	-R 2,717
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,045,000	R 8,200	R 1,250	R 808	R 6,142	7.1%	R 125,954	12.1%	-R 4,467
	2	50	R 1,118,150	R 8,692	R 1,313	R 808	R 6,572	7.5%	R 134,766	12.9%	-R 4,038
	3	50	R 1,174,058	R 9,214	R 1,378	R 808	R 7,027	8.1%	R 143,032	13.7%	-R 3,582
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,095,000	R 8,700	R 1,250	R 859	R 6,591	7.2%	R 133,842	12.2%	-R 4,526
	2	50	R 1,149,750	R 9,222	R 1,313	R 859	R 7,051	7.7%	R 142,094	13.0%	-R 4,066
	3	50	R 1,207,238	R 9,775	R 1,378	R 859	R 7,538	8.3%	R 150,820	13.8%	-R 3,579
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m²	1	74	R 1,595,000	R 13,800	R 1,850	R 1,418	R 10,532	7.9%	R 206,134	12.9%	-R 5,661
	2	74	R 1,674,750	R 14,628	R 1,943	R 1,418	R 11,268	8.5%	R 218,948	13.7%	-R 4,925
	3	74	R 1,758,488	R 15,506	R 2,040	R 1,418	R 12,048	9.1%	R 232,501	14.6%	-R 4,145

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.**

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)	Shortfall or Surplus (rental income - bond - levy - rates)	
APARTMENT UPPER FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m²	1	38	R 825,000	R 7,000	R 950	R 656	R 5,394	7.8%	R 105,978	12.8%	-R 1,537
	2	38	R 866,250	R 7,420	R 998	R 656	R 5,767	8.4%	R 112,511	13.6%	-R 1,165
	3	38	R 909,563	R 7,865	R 1,047	R 656	R 6,162	9.0%	R 119,420	14.5%	-R 769
APARTMENT GROUND FLOOR 1 Bedroom, 1 bathroom with single carport. 38 m²	1	38	R 925,000	R 7,500	R 950	R 706	R 5,844	7.6%	R 116,378	12.6%	-R 1,927
	2	38	R 971,250	R 7,950	R 998	R 706	R 6,247	8.1%	R 123,521	13.4%	-R 1,525
	3	38	R 1,019,813	R 8,427	R 1,047	R 706	R 6,674	8.7%	R 131,074	14.2%	-R 1,098
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,045,000	R 8,200	R 1,250	R 808	R 6,142	7.1%	R 125,954	12.1%	-R 2,637
	2	50	R 1,097,250	R 8,692	R 1,313	R 808	R 6,572	7.5%	R 133,721	12.8%	-R 2,208
	3	50	R 1,152,113	R 9,214	R 1,378	R 808	R 7,027	8.1%	R 141,934	13.6%	-R 1,752
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m²	1	50	R 1,095,000	R 8,700	R 1,250	R 859	R 6,591	7.2%	R 133,842	12.2%	-R 2,608
	2	50	R 1,149,750	R 9,222	R 1,313	R 859	R 7,051	7.7%	R 142,094	13.0%	-R 2,149
	3	50	R 1,207,238	R 9,775	R 1,378	R 859	R 7,538	8.3%	R 150,820	13.8%	-R 1,661
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m²	1	74	R 1,595,000	R 13,800	R 1,850	R 1,418	R 10,532	7.9%	R 206,134	12.9%	-R 2,868
	2	74	R 1,674,750	R 14,628	R 1,943	R 1,418	R 11,268	8.5%	R 218,948	13.7%	-R 2,133
	3	74	R 1,758,488	R 15,506	R 2,040	R 1,418	R 12,048	9.1%	R 232,501	14.6%	-R 1,352

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 10,75% **over 30 years.**