

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	m ²	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 m ²	1	44	R 967,000	R 8,000	R 1,100	R 600	R 6,300	7.8%	R 123,950	12.8%
	2	44	R 1,034,690	R 8,480	R 1,155	R 600	R 6,725	8.3%	R 132,435	13.7%
	3	44	R 1,086,425	R 8,989	R 1,213	R 600	R 7,176	8.9%	R 140,434	14.5%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 44 m ²	1	44	R 1,045,000	R 8,500	R 1,100	R 650	R 6,750	7.8%	R 133,250	12.8%
	2	44	R 1,097,250	R 9,010	R 1,155	R 650	R 7,205	8.3%	R 141,323	13.5%
	3	44	R 1,152,113	R 9,551	R 1,213	R 650	R 7,688	8.8%	R 149,860	14.3%
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m ²	1	50	R 1,062,000	R 8,200	R 1,250	R 675	R 6,275	7.1%	R 128,400	12.1%
	2	50	R 1,136,340	R 8,692	R 1,313	R 675	R 6,705	7.6%	R 137,271	12.9%
	3	50	R 1,193,157	R 9,214	R 1,378	R 675	R 7,160	8.1%	R 145,583	13.7%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport. 50 m ²	1	50	R 1,145,000	R 8,700	R 1,250	R 700	R 6,750	7.1%	R 138,250	12.1%
	2	50	R 1,202,250	R 9,222	R 1,313	R 700	R 7,210	7.6%	R 146,627	12.8%
	3	50	R 1,262,363	R 9,775	R 1,378	R 700	R 7,697	8.1%	R 155,484	13.6%
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m ²	1	74	R 1,620,000	R 14,500	R 1,850	R 900	R 11,750	8.7%	R 222,000	13.7%
	2	74	R 1,733,400	R 15,370	R 1,943	R 900	R 12,528	9.3%	R 237,000	14.6%
	3	74	R 1,820,070	R 16,292	R 2,040	R 900	R 13,353	9.9%	R 251,234	15.5%
FREESTANDING SINGLE STOREY 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 83 m ²	1	83	R 1,730,000	R 16,000	R 2,075	R 1,100	R 12,825	8.9%	R 240,400	13.9%
	2	83	R 1,816,500	R 16,960	R 2,179	R 1,100	R 13,681	9.5%	R 255,000	14.7%
	3	83	R 1,907,325	R 17,978	R 2,288	R 1,100	R 14,590	10.1%	R 270,445	15.6%
FREESTANDING DOUBLE STOREY 3 Bedrooms, 2.5 bathrooms (full en-suite bathroom) with private garden and double carport. 112 m ²	1	112	R 1,899,000	R 17,500	R 2,464	R 1,484	R 13,552	8.6%	R 257,574	13.6%
	2	112	R 1,993,950	R 18,550	R 2,587	R 1,484	R 14,479	9.1%	R 273,443	14.4%
	3	112	R 2,093,648	R 19,663	R 2,717	R 1,484	R 15,462	9.8%	R 290,232	15.3%
FREESTANDING DOUBLE STOREY 4 Bedrooms, 3.5 bathrooms (full en-suite bathroom) with private garden and double carport. 131 m ²	1	131	R 2,095,000	R 19,000	R 2,882	R 1,736	R 14,382	8.2%	R 277,334	13.2%
	2	131	R 2,199,750	R 20,140	R 3,026	R 1,736	R 15,378	8.8%	R 294,522	14.1%
	3	131	R 2,309,738	R 21,348	R 3,177	R 1,736	R 16,435	9.4%	R 312,707	14.9%

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 10.5% over 20 years.