woodlands place

ROI | 90% BOND

Central Developments makes investing easy. Pretoria East has high rental demand, and Woodhill is a popular suburb.
Along with strong rental demand, excellent capital growth is likely because of the development's prime location in a desirable, growing area.

Apartment type	Year	m²	Purchase Price (5% Capital growth p.a.)	Rental Income (6% esc. p.a.)	Levy (5% esc. p.a.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total ROI (5% Capital growth + net rental income p.a.)		Shortfall or Surplus (rental income - bond - levy - rates)
APARTMENT GROUND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 1,115,000	R 9,100	R 899	R 630	R 7,571	8.1%	R 146,602	13.1%	-R 2,448
	2	56	R 1,170,750	R 9,646	R 944	R 630	R 8,072	8.7%	R 155,402	13.9%	-R 1,947
	3	56	R 1,229,288	R 10,225	R 991	R 630	R 8,604	9.3%	R 164,708	14.8%	-R 1,415
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 1,015,000	R 8,600	R 899	R 630	R 7,071	8.4%	R 135,602	13.4%	-R 2,049
	2	56	R 1,065,750	R 9,116	R 944	R 630	R 7,542	8.9%	R 143,792	14.2%	-R 1,578
	3	56	R 1,119,038	R 9,663	R 991	R 630	R 8,042	9.5%	R 152,454	15.0%	-R 1,078
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 985,000	R 8,300	R 899	R 630	R 6,771	8.2%	R 130,502	13.2%	-R 2,080
	2	56	R 1,053,950	R 8,798	R 944	R 630	R 7,224	8.8%	R 139,386	14.2%	-R 1,627
	3	56	R 1,106,648	R 9,326	R 991	R 630	R 7,705	9.4%	R 147,789	15.0%	-R 1,146
APARTMENT THIRD FLOOR 2 Bedrooms 1 Bathroom	1	56	R 975,000	R 8,000	R 899	R 630	R 6,471	8.0%	R 126,402	13.0%	-R 2,290
	2	56	R 1,023,750	R 8,480	R 944	R 630	R 6,906	8.5%	R 134,060	13.7%	-R 1,855
	3	56	R 1,074,938	R 8,989	R 991	R 630	R 7,368	9.1%	R 142,159	14.6%	-R 1,393
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,275,000	R 9,800	R 1,140	R 903	R 7,757	7.3%	R 156,834	12.3%	-R 3,699
	2	71	R 1,338,750	R 10,388	R 1,197	R 903	R 8,288	7.8%	R 166,394	13.1%	-R 3,168
	3	71	R 1,405,688	R 11,011	R 1,257	R 903	R 8,851	8.3%	R 176,502	13.8%	-R 2,605
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,175,000	R 9,300	R 1,140	R 903	R 7,257	7.4%	R 145,834	12.4%	-R 3,301
	2	71	R 1,233,750	R 9,858	R 1,197	R 903	R 7,758	7.9%	R 154,784	13.2%	-R 2,800
	3	71	R 1,295,438	R 10,449	R 1,257	R 903	R 8,290	8.5%	R 164,247	14.0%	-R 2,268
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,145,000	R 9,000	R 1,140	R 903	R 6,957	7.3%	R 140,734	12.3%	-R 3,331
	2	71	R 1,225,150	R 9,540	R 1,197	R 903	R 7,440	7.8%	R 150,538	13.1%	-R 2,848
	3	71	R 1,286,408	R 10,112	R 1,257	R 903	R 7,953	8.3%	R 159,751	14.0%	-R 2,336
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,115,000	R 8,750	R 1,140	R 903	R 6,707	7.2%	R 136,234	12.2%	-R 3,312
	2	71	R 1,170,750	R 9,275	R 1,197	R 903	R 7,175	7.7%	R 144,638	13.0%	-R 2,844
	3	71	R 1,229,288	R 9,832	R 1,257	R 903	R 7,672	8.3%	R 153,524	13.8%	-R 2,347

All units feature a covered balcony and a designated carport.
Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 10.5% over 20 years.

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Apartment type	Year	m²	Purchase Price (5% Capital growth p.a.)	Rental Income (6% esc. p.a.)	Levy (5% esc. p.a.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total ROI (5% Capital growth + net rental income p.a.)		Shortfall or Surplus (rental income - bond - levy - rates)
APARTMENT GROUND FLOOR	1	56	R 1,115,000	R 9,100	R 899	R 630	R 7,571	8.1%	R 146,602	13.1%	-R 3,561
2 Bedrooms	2	56	R 1,170,750	R 9,646	R 944	R 630	R 8,072	8.7%	R 155,402	13.9%	-R 3,060
1 Bathroom	3	56	R 1,229,288	R 10,225	R 991	R 630	R 8,604	9.3%	R 164,708	14.8%	-R 2,528
APARTMENT FIRST FLOOR	1	56	R 1,015,000	R 8,600	R 899	R 630	R 7,071	8.4%	R 135,602	13.4%	-R 3,063
2 Bedrooms	2	56	R 1,065,750	R 9,116	R 944	R 630	R 7,542	8.9%	R 143,792	14.2%	-R 2,592
1 Bathroom	3	56	R 1,119,038	R 9,663	R 991	R 630	R 8,042	9.5%	R 152,454	15.0%	-R 2,092
APARTMENT SECOND FLOOR	1	56	R 985,000	R 8,300	R 899	R 630	R 6,771	8.2%	R 130,502	13.2%	-R 3,063
2 Bedrooms	2	56	R 1,053,950	R 8,798	R 944	R 630	R 7,224	8.8%	R 139,386	14.2%	-R 2,610
1 Bathroom	3	56	R 1,106,648	R 9,326	R 991	R 630	R 7,705	9.4%	R 147,789	15.0%	-R 2,129
APARTMENT THIRD FLOOR	1	56	R 975,000	R 8,000	R 899	R 630	R 6,471	8.0%	R 126,402	13.0%	-R 3,263
2 Bedrooms	2	56	R 1,023,750	R 8,480	R 944	R 630	R 6,906	8.5%	R 134,060	13.7%	-R 2,828
1 Bathroom	3	56	R 1,074,938	R 8,989	R 991	R 630	R 7,368	9.1%	R 142,159	14.6%	-R 2,367
APARTMENT GROUND FLOOR	1	71	R 1,275,000	R 9,800	R 1,140	R 903	R 7,757	7.3%	R 156,834	12.3%	-R 4,972
2 Bedrooms	2	71	R 1,338,750	R 10,388	R 1,197	R 903	R 8,288	7.8%	R 166,394	13.1%	-R 4,441
2 Bathrooms	3	71	R 1,405,688	R 11,011	R 1,257	R 903	R 8,851	8.3%	R 176,502	13.8%	-R 3,878
APARTMENT FIRST FLOOR	1	71	R 1,175,000	R 9,300	R 1,140	R 903	R 7,257	7.4%	R 145,834	12.4%	-R 4,474
2 Bedrooms	2	71	R 1,233,750	R 9,858	R 1,197	R 903	R 7,758	7.9%	R 154,784	13.2%	-R 3,973
2 Bathrooms	3	71	R 1,295,438	R 10,449	R 1,257	R 903	R 8,290	8.5%	R 164,247	14.0%	-R 3,441
APARTMENT SECOND FLOOR	1	71	R 1,145,000	R 9,000	R 1,140	R 903	R 6,957	7.3%	R 140,734	12.3%	-R 4,474
2 Bedrooms	2	71	R 1,225,150	R 9,540	R 1,197	R 903	R 7,440	7.8%	R 150,538	13.1%	-R 3,991
2 Bathrooms	3	71	R 1,286,408	R 10,112	R 1,257	R 903	R 7,953	8.3%	R 159,751	14.0%	-R 3,479
APARTMENT THIRD FLOOR	1	71	R 1,115,000	R 8,750	R 1,140	R 903	R 6,707	7.2%	R 136,234	12.2%	-R 4,425
2 Bedrooms	2	71	R 1,170,750	R 9,275	R 1,197	R 903	R 7,175	7.7%	R 144,638	13.0%	-R 3,957
2 Bathrooms	3	71	R 1,229,288	R 9,832	R 1,257	R 903	R 7,672	8.3%	R 153,524	13.8%	-R 3,460

All units feature a covered balcony and a designated carport.
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.