

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

S Type Apartments - Phase 3	m²	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% esc. p.a.)	Gross Rental Return (excl. capital growth)	Estimated Levy pm (5% esc. p.a.)	Estimated Rates pm	Net Rental Income pm	Net Rental Return (excl. capital growth)	Projected Capital Growth (at 7% p.a. esc.)		Total Return on Investment (capital growth + net rental income)	
UPPER FLOOR (THIRD FLOOR) 1 Bedroom, 1 bathroom with single carport.	30	R 920,000	R 7,800	10.2%	R 631	R 847	R 6,322	8.2%	R 984,400	7%	R 140,264	15.2%
UPPER FLOOR (SECOND FLOOR) 1 Bedroom, 1 bathroom with single carport.	30	R 950,000	R 7,900	10.0%	R 631	R 847	R 6,422	8.1%	R 1,016,500	7%	R 143,564	15.1%
UPPER FLOOR (FIRST FLOOR) 1 Bedroom, 1 bathroom with single carport.	30	R 995,000	R 8,000	9.6%	R 631	R 847	R 6,522	7.9%	R 1,064,650	7%	R 147,914	14.9%
UPPER FLOOR (THIRD FLOOR) 1 Bedroom, 1 bathroom with single carport.	41	R 1,135,000	R 8,400	8.9%	R 863	R 1,011	R 6,526	6.9%	R 1,214,450	7%	R 157,766	13.9%
UPPER FLOOR (SECOND FLOOR) 1 Bedroom, 1 bathroom with single carport.	41	R 1,180,000	R 8,500	8.6%	R 863	R 1,011	R 6,626	6.7%	R 1,262,600	7%	R 162,116	13.7%
UPPER FLOOR (FIRST FLOOR) 1 Bedroom, 1 bathroom with single carport.	41	R 1,215,000	R 8,600	8.5%	R 863	R 1,011	R 6,726	6.6%	R 1,300,050	7%	R 165,766	13.6%
UPPER FLOOR (THIRD FLOOR) 2 Bedrooms, 1 bathroom with single carport.	46	R 1,225,000	R 8,800	8.6%	R 968	R 1,083	R 6,749	6.6%	R 1,310,750	7%	R 166,741	13.6%
UPPER FLOOR (SECOND FLOOR) 2 Bedrooms, 1 bathroom with single carport.	46	R 1,255,000	R 8,900	8.5%	R 968	R 1,083	R 6,849	6.5%	R 1,342,850	7%	R 170,041	13.5%
UPPER FLOOR (FIRST FLOOR) 2 Bedrooms, 1 bathroom with single carport.	46	R 1,285,000	R 9,000	8.4%	R 968	R 1,083	R 6,949	6.5%	R 1,374,950	7%	R 173,341	13.5%
GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	46	R 1,345,000	R 9,500	8.5%	R 968	R 1,083	R 7,449	6.6%	R 1,439,150	7%	R 183,541	13.6%
UPPER FLOOR (THIRD FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,505,000	R 10,000	8.0%	R 1,199	R 1,278	R 7,523	6.0%	R 1,610,350	7%	R 195,624	13.0%
UPPER FLOOR (SECOND FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,545,000	R 10,100	7.8%	R 1,199	R 1,278	R 7,623	5.9%	R 1,653,150	7%	R 199,624	12.9%
UPPER FLOOR (FIRST FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,580,000	R 10,200	7.7%	R 1,199	R 1,278	R 7,723	5.9%	R 1,690,600	7%	R 203,274	12.9%
GROUND FLOOR 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,635,000	R 10,600	7.8%	R 1,199	R 1,278	R 8,123	6.0%	R 1,749,450	7%	R 211,924	13.0%
UPPER FLOOR (FIRST FLOOR) 3 Bedrooms, 2 bathrooms with double carport.	70	R 1,725,000	R 13,300	9.3%	R 1,473	R 1,509	R 10,318	7.2%	R 1,845,750	7%	R 244,570	14.2%
GROUND FLOOR 3 Bedrooms, 2 bathrooms with double carport.	70	R 1,815,000	R 13,900	9.2%	R 1,473	R 1,509	R 10,918	7.2%	R 1,942,050	7%	R 258,070	14.2%

Assumptions: Rental increase of 6% p.a. Levy escalation of 7% p.a. Calculated on 100% bond approved at a prime interest rate of 11% over 20 years.

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.

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UPPER FLOOR (THIRD FLOOR) 1 Bedroom, 1 bathroom with single carport.	37	R 1,045,000	R 8,200	9.4%	R 778	R 991	R 6,431	7.4%	R 1,118,150	7%	R 150,322	14.4%
UPPER FLOOR (SECOND FLOOR) 1 Bedroom, 1 bathroom with single carport.	37	R 1,075,000	R 8,300	9.3%	R 778	R 991	R 6,531	7.3%	R 1,150,250	7%	R 153,622	14.3%
UPPER FLOOR (FIRST FLOOR) 1 Bedroom, 1 bathroom with single carport.	37	R 1,105,000	R 8,400	9.1%	R 778	R 991	R 6,631	7.2%	R 1,182,350	7%	R 156,922	14.2%
UPPER FLOOR (THIRD FLOOR) 1 Bedroom, 1 bathroom with single carport.	45	R 1,225,000	R 8,600	8.4%	R 947	R 1,062	R 6,591	6.5%	R 1,310,750	7%	R 164,840	13.5%
UPPER FLOOR (SECOND FLOOR) 1 Bedroom, 1 bathroom with single carport.	45	R 1,255,000	R 8,700	8.3%	R 947	R 1,062	R 6,691	6.4%	R 1,342,850	7%	R 168,140	13.4%
UPPER FLOOR (FIRST FLOOR) 1 Bedroom, 1 bathroom with single carport.	45	R 1,285,000	R 8,800	8.2%	R 947	R 1,062	R 6,791	6.3%	R 1,374,950	7%	R 171,440	13.3%
UPPER FLOOR (THIRD FLOOR) 2 Bedrooms, 1 bathroom with single carport.	60	R 1,455,000	R 9,500	7.8%	R 1,262	R 1,329	R 6,909	5.7%	R 1,556,850	7%	R 184,758	12.7%
UPPER FLOOR (SECOND FLOOR) 2 Bedrooms, 1 bathroom with single carport.	60	R 1,495,000	R 9,600	7.7%	R 1,262	R 1,329	R 7,009	5.6%	R 1,599,650	7%	R 188,758	12.6%
UPPER FLOOR (FIRST FLOOR) 2 Bedrooms, 1 bathroom with single carport.	60	R 1,525,000	R 9,700	7.6%	R 1,262	R 1,329	R 7,109	5.6%	R 1,631,750	7%	R 192,058	12.6%
GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	60	R 1,570,000	R 10,200	7.8%	R 1,262	R 1,329	R 7,609	5.8%	R 1,679,900	7%	R 201,208	12.8%
UPPER FLOOR (THIRD FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,605,000	R 10,500	7.9%	R 1,368	R 1,401	R 7,731	5.8%	R 1,717,350	7%	R 205,121	12.8%
UPPER FLOOR (SECOND FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,635,000	R 10,600	7.8%	R 1,368	R 1,401	R 7,831	5.7%	R 1,749,450	7%	R 208,421	12.7%
UPPER FLOOR (FIRST FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,675,000	R 10,700	7.7%	R 1,368	R 1,401	R 7,931	5.7%	R 1,792,250	7%	R 212,421	12.7%
GROUND FLOOR 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,725,000	R 11,300	7.9%	R 1,368	R 1,401	R 8,531	5.9%	R 1,845,750	7%	R 223,121	12.9%
UPPER FLOOR (FIRST FLOOR) 3 Bedrooms, 2 bathrooms with double carport.	83	R 1,935,000	R 14,600	9.1%	R 1,746	R 1,709	R 11,145	6.9%	R 2,070,450	7%	R 269,186	13.9%
GROUND FLOOR 3 Bedrooms, 2 bathrooms with double carport.	83	R 2,015,000	R 15,200	9.1%	R 1,746	R 1,709	R 11,745	7.0%	R 2,156,050	7%	R 281,986	14.0%

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11% over 20 years.