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	1	56	R 1,095,000	R 9,100	R 899	R 630	R 7,571	8.3%	R 145,602	13.3%	-R 2,103
2 Bedrooms	2	56	R 1,149,750	R 9,646	R 944	R 630	R 8,072	8.8%	R 154,352	14.1%	-R 1,602
1 Bathroom	3	56	R 1,207,238	R 10,225	R 991	R 630	R 8,604	9.4%	R 163,605	14.9%	-R 1,070
APARTMENT FIRST FLOOR	1	56	R 995,000	R 8,600	R 899	R 630	R 7,071	8.5%	R 134,602	13.5%	-R 1,720
2 Bedrooms	2	56	R 1,044,750	R 9,116	R 944	R 630	R 7,542	9.1%	R 142,742	14.3%	-R 1,249
1 Bathroom	3	56	R 1,096,988	R 9,663	R 991	R 630	R 8,042	9.7%	R 151,351	15.2%	-R 749
APARTMENT SECOND FLOOR	1	56	R 965,000	R 8,300	R 899	R 630	R 6,771	8.4%	R 129,502	13.4%	-R 1,755
2 Bedrooms	2	56	R 1,032,550	R 8,798	R 944	R 630	R 7,224	9.0%	R 138,316	14.3%	-R 1,302
1 Bathroom	3	56	R 1,084,178	R 9,326	R 991	R 630	R 7,705	9.6%	R 146,666	15.2%	-R 821
APARTMENT THIRD FLOOR	1	56	R 935,000	R 8,000	R 899	R 630	R 6,471	8.3%	R 124,402	13.3%	-R 1,790
2 Bedrooms	2	56	R 981,750	R 8,480	R 944	R 630	R 6,906	8.9%	R 131,960	14.1%	-R 1,354
1 Bathroom	3	56	R 1,030,838	R 8,989	R 991	R 630	R 7,368	9.5%	R 139,954	15.0%	-R 893
APARTMENT GROUND FLOOR	1	71	R 1,255,000	R 9,800	R 1,140	R 903	R 7,757	7.4%	R 155,834	12.4%	-R 3,331
2 Bedrooms	2	71	R 1,317,750	R 10,388	R 1,197	R 903	R 8,288	7.9%	R 165,344	13.2%	-R 2,800
2 Bathrooms	3	71	R 1,383,638	R 11,011	R 1,257	R 903	R 8,851	8.5%	R 175,399	14.0%	-R 2,236
APARTMENT FIRST FLOOR	1	71	R 1,155,000	R 9,300	R 1,140	R 903	R 7,257	7.5%	R 144,834	12.5%	-R 2,947
2 Bedrooms	2	71	R 1,212,750	R 9,858	R 1,197	R 903	R 7,758	8.1%	R 153,734	13.3%	-R 2,446
2 Bathrooms	3	71	R 1,273,388	R 10,449	R 1,257	R 903	R 8,290	8.6%	R 163,145	14.1%	-R 1,915
APARTMENT SECOND FLOOR	1	71	R 1,125,000	R 9,000	R 1,140	R 903	R 6,957	7.4%	R 139,734	12.4%	-R 2,982
2 Bedrooms	2	71	R 1,203,750	R 9,540	R 1,197	R 903	R 7,440	7.9%	R 149,468	13.3%	-R 2,499
2 Bathrooms	3	71	R 1,263,938	R 10,112	R 1,257	R 903	R 7,953	8.5%	R 158,627	14.1%	-R 1,987
APARTMENT THIRD FLOOR	1	71	R 1,095,000	R 8,750	R 1,140	R 903	R 6,707	7.4%	R 135,234	12.4%	-R 2,967
2 Bedrooms	2	71	R 1,149,750	R 9,275	R 1,197	R 903	R 7,175	7.9%	R 143,588	13.1%	-R 2,499
2 Bathrooms	3	71	R 1,207,238	R 9,832	R 1,257	R 903	R 7,672	8.4%	R 152,422	13.9%	-R 2,002

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 10.25% over 20 years.

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Apartment type	Year	m^2	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 1,095,000	R 9,100	R 899	R 630	R 7,571	8.3%	R 145,602	13.3%	-R 3,178
	2	56	R 1,149,750	R 9,646	R 944	R 630	R 8,072	8.8%	R 154,352	14.1%	-R 2,677
	3	56	R 1,207,238	R 10,225	R 991	R 630	R 8,604	9.4%	R 163,605	14.9%	-R 2,145
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 995,000	R 8,600	R 899	R 630	R 7,071	8.5%	R 134,602	13.5%	-R 2,696
	2	56	R 1,044,750	R 9,116	R 944	R 630	R 7,542	9.1%	R 142,742	14.3%	-R 2,225
	3	56	R 1,096,988	R 9,663	R 991	R 630	R 8,042	9.7%	R 151,351	15.2%	-R 1,726
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 965,000	R 8,300	R 899	R 630	R 6,771	8.4%	R 129,502	13.4%	-R 2,702
	2	56	R 1,032,550	R 8,798	R 944	R 630	R 7,224	9.0%	R 138,316	14.3%	-R 2,249
	3	56	R 1,084,178	R 9,326	R 991	R 630	R 7,705	9.6%	R 146,666	15.2%	-R 1,768
APARTMENT THIRD FLOOR 2 Bedrooms 1 Bathroom	1	56	R 935,000	R 8,000	R 899	R 630	R 6,471	8.3%	R 124,402	13.3%	-R 2,707
	2	56	R 981,750	R 8,480	R 944	R 630	R 6,906	8.9%	R 131,960	14.1%	-R 2,272
	3	56	R 1,030,838	R 8,989	R 991	R 630	R 7,368	9.5%	R 139,954	15.0%	-R 1,811
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,255,000	R 9,800	R 1,140	R 903	R 7,757	7.4%	R 155,834	12.4%	-R 4,563
	2	71	R 1,317,750	R 10,388	R 1,197	R 903	R 8,288	7.9%	R 165,344	13.2%	-R 4,032
	3	71	R 1,383,638	R 11,011	R 1,257	R 903	R 8,851	8.5%	R 175,399	14.0%	-R 3,468
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,155,000	R 9,300	R 1,140	R 903	R 7,257	7.5%	R 144,834	12.5%	-R 4,081
	2	71	R 1,212,750	R 9,858	R 1,197	R 903	R 7,758	8.1%	R 153,734	13.3%	-R 3,580
	3	71	R 1,273,388	R 10,449	R 1,257	R 903	R 8,290	8.6%	R 163,145	14.1%	-R 3,048
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,125,000	R 9,000	R 1,140	R 903	R 6,957	7.4%	R 139,734	12.4%	-R 4,086
	2	71	R 1,203,750	R 9,540	R 1,197	R 903	R 7,440	7.9%	R 149,468	13.3%	-R 3,603
	3	71	R 1,263,938	R 10,112	R 1,257	R 903	R 7,953	8.5%	R 158,627	14.1%	-R 3,091
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,095,000	R 8,750	R 1,140	R 903	R 6,707	7.4%	R 135,234	12.4%	-R 4,042
	2	71	R 1,149,750	R 9,275	R 1,197	R 903	R 7,175	7.9%	R 143,588	13.1%	-R 3,574
	3	71	R 1,207,238	R 9,832	R 1,257	R 903	R 7,672	8.4%	R 152,422	13.9%	-R 3,077

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 10.25% over 20 years.