woodlands place

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.

Expected Rental Returns	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 1,095,000	R 8,750	R 899	R 962	R 6,889	7.5%	R 137,418	12.5%	-R 2,785
	2	56	R 1,149,750	R 9,275	R 944	R 962	R 7,369	8.1%	R 145,916	13.3%	-R 2,305
	3	56	R 1,207,238	R 9,832	R 991	R 962	R 7,878	8.6%	R 154,902	14.1%	-R 1,796
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 995,000	R 8,300	R 899	R 860	R 6,541	7.9%	R 128,242	12.9%	-R 2,250
	2	56	R 1,044,750	R 8,798	R 944	R 860	R 6,994	8.4%	R 136,166	13.7%	-R 1,797
	3	56	R 1,096,988	R 9,326	R 991	R 860	R 7,475	9.0%	R 144,546	14.5%	-R 1,316
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 965,000	R 8,000	R 899	R 830	R 6,271	7.8%	R 123,502	12.8%	-R 2,255
	2	56	R 1,032,550	R 8,480	R 944	R 830	R 6,706	8.3%	R 132,100	13.7%	-R 1,820
	3	56	R 1,084,178	R 8,989	R 991	R 830	R 7,168	8.9%	R 140,221	14.5%	-R 1,358
APARTMENT THIRD FLOOR 2 Bedrooms 1 Bathroom	1	56	R 935,000	R 7,750	R 899	R 799	R 6,052	7.8%	R 119,374	12.8%	-R 2,209
	2	56	R 981,750	R 8,215	R 944	R 799	R 6,472	8.3%	R 126,752	13.6%	-R 1,788
	3	56	R 1,030,838	R 8,708	R 991	R 799	R 6,918	8.9%	R 134,555	14.4%	-R 1,343
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,255,000	R 9,450	R 1,140	R 1,125	R 7,185	6.9%	R 148,970	11.9%	-R 3,903
	2	71	R 1,317,750	R 10,017	R 1,197	R 1,125	R 7,695	7.4%	R 158,228	12.6%	-R 3,393
	3	71	R 1,383,638	R 10,618	R 1,257	R 1,125	R 8,236	7.9%	R 168,016	13.4%	-R 2,851
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,155,000	R 9,000	R 1,140	R 1,023	R 6,837	7.1%	R 139,794	12.1%	-R 3,367
	2	71	R 1,212,750	R 9,540	R 1,197	R 1,023	R 7,320	7.6%	R 148,478	12.9%	-R 2,884
	3	71	R 1,273,388	R 10,112	R 1,257	R 1,023	R 7,833	8.1%	R 157,660	13.7%	-R 2,372
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,125,000	R 8,700	R 1,140	R 993	R 6,567	7.0%	R 135,054	12.0%	-R 3,372
	2	71	R 1,203,750	R 9,222	R 1,197	R 993	R 7,032	7.5%	R 144,572	12.9%	-R 2,907
	3	71	R 1,263,938	R 9,775	R 1,257	R 993	R 7,525	8.0%	R 153,503	13.6%	-R 2,414
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,095,000	R 8,450	R 1,140	R 962	R 6,348	7.0%	R 130,926	12.0%	-R 3,326
	2	71	R 1,149,750	R 8,957	R 1,197	R 962	R 6,798	7.4%	R 139,064	12.7%	-R 2,876
	3	71	R 1,207,238	R 9,494	R 1,257	R 962	R 7,276	8.0%	R 147,669	13.5%	-R 2,399

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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Expected Rental Returns	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 1,095,000	R 8,750	R 899	R 962	R 6,889	7.5%	R 137,418	12.5%	-R 3,860
	2	56	R 1,149,750	R 9,275	R 944	R 962	R 7,369	8.1%	R 145,916	13.3%	-R 3,380
	3	56	R 1,207,238	R 9,832	R 991	R 962	R 7,878	8.6%	R 154,902	14.1%	-R 2,871
APARTMENT FIRST FLOOR 2 Bedrooms 1 Bathroom	1	56	R 995,000	R 8,300	R 899	R 860	R 6,541	7.9%	R 128,242	12.9%	-R 3,226
	2	56	R 1,044,750	R 8,798	R 944	R 860	R 6,994	8.4%	R 136,166	13.7%	-R 2,773
	3	56	R 1,096,988	R 9,326	R 991	R 860	R 7,475	9.0%	R 144,546	14.5%	-R 2,293
APARTMENT SECOND FLOOR 2 Bedrooms 1 Bathroom	1	56	R 965,000	R 8,000	R 899	R 830	R 6,271	7.8%	R 123,502	12.8%	-R 3,202
	2	56	R 1,032,550	R 8,480	R 944	R 830	R 6,706	8.3%	R 132,100	13.7%	-R 2,767
	3	56	R 1,084,178	R 8,989	R 991	R 830	R 7,168	8.9%	R 140,221	14.5%	-R 2,305
APARTMENT THIRD FLOOR 2 Bedrooms 1 Bathroom	1	56	R 935,000	R 7,750	R 899	R 799	R 6,052	7.8%	R 119,374	12.8%	-R 3,126
	2	56	R 981,750	R 8,215	R 944	R 799	R 6,472	8.3%	R 126,752	13.6%	-R 2,706
	3	56	R 1,030,838	R 8,708	R 991	R 799	R 6,918	8.9%	R 134,555	14.4%	-R 2,261
APARTMENT GROUND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,255,000	R 9,450	R 1,140	R 1,125	R 7,185	6.9%	R 148,970	11.9%	-R 5,135
	2	71	R 1,317,750	R 10,017	R 1,197	R 1,125	R 7,695	7.4%	R 158,228	12.6%	-R 4,625
	3	71	R 1,383,638	R 10,618	R 1,257	R 1,125	R 8,236	7.9%	R 168,016	13.4%	-R 4,083
APARTMENT FIRST FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,155,000	R 9,000	R 1,140	R 1,023	R 6,837	7.1%	R 139,794	12.1%	-R 4,501
	2	71	R 1,212,750	R 9,540	R 1,197	R 1,023	R 7,320	7.6%	R 148,478	12.9%	-R 4,018
	3	71	R 1,273,388	R 10,112	R 1,257	R 1,023	R 7,833	8.1%	R 157,660	13.7%	-R 3,505
APARTMENT SECOND FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,125,000	R 8,700	R 1,140	R 993	R 6,567	7.0%	R 135,054	12.0%	-R 4,476
	2	71	R 1,203,750	R 9,222	R 1,197	R 993	R 7,032	7.5%	R 144,572	12.9%	-R 4,011
	3	71	R 1,263,938	R 9,775	R 1,257	R 993	R 7,525	8.0%	R 153,503	13.6%	-R 3,518
APARTMENT THIRD FLOOR 2 Bedrooms 2 Bathrooms	1	71	R 1,095,000	R 8,450	R 1,140	R 962	R 6,348	7.0%	R 130,926	12.0%	-R 4,401
	2	71	R 1,149,750	R 8,957	R 1,197	R 962	R 6,798	7.4%	R 139,064	12.7%	-R 3,951
	3	71	R 1,207,238	R 9,494	R 1,257	R 962	R 7,276	8.0%	R 147,669	13.5%	-R 3,473

All units feature a covered balcony and a designated carport.
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