

Grow rich in your sleep with our excellent investment opportunity

Let us take care of your investment

Central Developments, in partnership with CSI Rentals, make investment easy. We offer our investors the option of a turnkey rental placement and management service. The rental demand in Pretoria East is very high and La Montagne is a popular suburb. In addition to the high rental demand, excellent capital growth is likely due to the development's perfect location in a desirable and growing area.

100% BOND	Year	m²	Purchase Price (capital growth estimated at 8% p.a. esc.)	Expected Rental pm (gross with 5% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or surplus (Rental income- levy-rates)	
APARTMENT THIRD FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 805,000	R 7,250	R 1,034	R 345	R 5,871	8.8%	R 134,854	16.8%	R -2,853
	2	56	R 869,400	R 7,613	R 1,085	R 345	R 6,182	9.2%	R 143,736	17.9%	R -2,542
	3	56	R 938,952	R 7,993	R 1,140	R 345	R 6,508	9.7%	R 153,216	19.0%	R -2,215
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 835,000	R 7,450	R 1,034	R 345	R 6,071	8.7%	R 139,654	16.7%	R -2,978
	2	56	R 901,800	R 7,823	R 1,085	R 345	R 6,392	9.2%	R 148,848	17.8%	R -2,657
	3	56	R 973,944	R 8,214	R 1,140	R 345	R 6,729	9.7%	R 158,662	19.0%	R -2,320
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 865,000	R 7,650	R 1,034	R 345	R 6,271	8.7%	R 144,454	16.7%	R -3,103
	2	56	R 934,200	R 8,033	R 1,085	R 345	R 6,602	9.2%	R 153,960	17.8%	R -2,772
	3	56	R 1,008,936	R 8,434	R 1,140	R 345	R 6,949	9.6%	R 164,107	19.0%	R -2,425
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio and private garden.	1	56	R 975,000	R 7,950	R 1,054	R 345	R 6,551	8.1%	R 156,616	16.1%	R -4,015
	2	56	R 1,053,000	R 8,348	R 1,106	R 345	R 6,896	8.5%	R 166,994	17.1%	R -3,670
	3	56	R 1,137,240	R 8,765	R 1,162	R 345	R 7,258	8.9%	R 178,078	18.3%	R -3,308

Assumptions: Rental increase of 5% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11.75% over 20 years.

90% BOND	Year	m²	Purchase Price (capital growth estimated at 8% p.a. esc.)	Expected Rental pm (gross with 5% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or surplus (Rental income- levy-rates)	
APARTMENT THIRD FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 805,000	R 7,250	R 1,034	R 345	R 5,871	8.8%	R 134,854	16.8%	R -1,980
	2	56	R 869,400	R 7,613	R 1,085	R 345	R 6,182	9.2%	R 143,736	17.9%	R -1,669
	3	56	R 938,952	R 7,993	R 1,140	R 345	R 6,508	9.7%	R 153,216	19.0%	R -1,343
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 835,000	R 7,450	R 1,034	R 345	R 6,071	8.7%	R 139,654	16.7%	R -2,073
	2	56	R 901,800	R 7,823	R 1,085	R 345	R 6,392	9.2%	R 148,848	17.8%	R -1,752
	3	56	R 973,944	R 8,214	R 1,140	R 345	R 6,729	9.7%	R 158,662	19.0%	R -1,415
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 865,000	R 7,650	R 1,034	R 345	R 6,271	8.7%	R 144,454	16.7%	R -2,165
	2	56	R 934,200	R 8,033	R 1,085	R 345	R 6,602	9.2%	R 153,960	17.8%	R -1,835
	3	56	R 1,008,936	R 8,434	R 1,140	R 345	R 6,949	9.6%	R 164,107	19.0%	R -1,487
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio and private garden.	1	56	R 975,000	R 7,950	R 1,054	R 345	R 6,551	8.1%	R 156,614	16.1%	R -2,958
	2	56	R 1,053,000	R 8,348	R 1,106	R 345	R 6,896	8.5%	R 166,992	17.1%	R -2,614
	3	56	R 1,137,240	R 8,765	R 1,162	R 345	R 7,258	8.9%	R 178,076	18.3%	R -2,251

Assumptions: Rental increase of 5% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 11.75% over 20 years.