

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 Midrand is very high and Noordwyk 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	m ²	Purchase Price (capital growth estimated at 5% 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 SECOND FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 835,000	R 7,450	R 1,423	R 622	R 5,405	7.8%	R 106,610	12.8%	R -3,644
	2	54	R 876,750	R 7,823	R 1,494	R 622	R 5,706	8.2%	R 112,314	13.5%	R -3,343
	3	54	R 920,588	R 8,214	R 1,569	R 622	R 6,023	8.7%	R 118,303	14.2%	R -3,026
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 865,000	R 7,550	R 1,423	R 627	R 5,500	7.6%	R 109,250	12.6%	R -3,874
	2	54	R 908,250	R 7,928	R 1,494	R 627	R 5,806	8.1%	R 115,089	13.3%	R -3,568
	3	54	R 953,663	R 8,324	R 1,569	R 627	R 6,128	8.5%	R 121,219	14.0%	R -3,246
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio, private garden, carport.	1	54	R 930,000	R 7,950	R 1,423	R 653	R 5,874	7.6%	R 116,988	12.6%	R -4,204
	2	54	R 976,500	R 8,348	R 1,494	R 653	R 6,200	8.0%	R 123,229	13.3%	R -3,878
	3	54	R 1,025,325	R 8,765	R 1,569	R 653	R 6,543	8.4%	R 129,782	14.0%	R -3,535

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	m ²	Purchase Price (capital growth estimated at 5% 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 SECOND FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 835,000	R 6,550	R 1,423	R 480	R 4,647	6.7%	R 97,514	11.7%	R -3,497
	2	54	R 876,750	R 6,878	R 1,494	R 480	R 4,903	7.0%	R 102,678	12.3%	R -3,241
	3	54	R 920,588	R 7,221	R 1,569	R 480	R 5,173	7.4%	R 108,100	12.9%	R -2,972
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 865,000	R 7,550	R 1,423	R 545	R 5,582	7.7%	R 110,234	12.7%	R -2,855
	2	54	R 908,250	R 7,928	R 1,494	R 545	R 5,888	8.2%	R 116,073	13.4%	R -2,548
	3	54	R 953,663	R 8,324	R 1,569	R 545	R 6,210	8.6%	R 122,203	14.1%	R -2,227
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio, private garden, carport.	1	54	R 930,000	R 7,950	R 1,423	R 520	R 6,007	7.8%	R 118,584	12.8%	R -3,064
	2	54	R 976,500	R 8,348	R 1,494	R 520	R 6,333	8.2%	R 124,825	13.4%	R -2,737
	3	54	R 1,025,325	R 8,765	R 1,569	R 520	R 6,676	8.6%	R 131,378	14.1%	R -2,395

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.