

## RETURN ON INVESTMENT

# BOARDWALK HEIGHTS

UNIT TYPE	Size m <sup>2</sup>	Purchase Price	Projected Gross Rental Income (at 6% p.a. esc)	Gross Rental Return (excl capital growth)	Monthly Levies @ R16 p/m <sup>2</sup>	Estimated Rates and Taxes	Net Rental Income	Net Rental Return (excl capital growth)	Projected Capital Growth (at 5% p.a.)		Total Return On Investment (capital growth + net rental income p.a.)	
2 Bed 1 Bath + Juliet Balcony (2nd Floor)	50	R 675 000	R 6 250	11,1%	R 800	R 400	R 5 050	9,0%	R 708 750	5%	R 94 350	14,0%
2 Bed 1 Bath + Covered Balcony (1st Floor)	56	R 725 000	R 6 500	10,8%	R 900	R 400	R 5 200	8,6%	R 761 250	5%	R 98 650	13,6%
2 Bed 1 Bath + Covered Patio (Ground Floor)	56	R 775 000	R 6 750	10,5%	R 900	R 400	R 5 450	8,4%	R 813 750	5%	R 104 150	13,4%

- Projected capital growth calculated at a conservative rate of 5%.
- Calculations based on self-management. Tenant management is available at 9% pm.