



Celebration Retirement Estate is the twelfth retirement estate developed by the group. Retirement housing is growing in popularity and have become an attractive investment proposition, even for younger buyers. With many retirees not in a position to purchase a home, there is a thriving rental market in this sector.



PROMOTIONAL OFFER

- 2-Bed, 1-bath upper floor apartments selling from R1 280 000 (rentals from R8 500 pm)
- 24-hour security
- 24-hour resident panic and emergency assistance



**UP TO R55 000
RENTAL ASSIST***



**BUY DIRECTLY
FROM DEVELOPER**
ALL COSTS INCLUDED



**FINANCE & TENANT
MANAGEMENT
AVAILABLE**



**FULLY TENANTED
UNITS**



0% DEPOSIT*



**30-BED ON-SITE
FRAIL CARE**



**5-STAR
LIFESTYLE CENTRE**

*Ts and Cs apply to all promotional offers.

RETURN ON INVESTMENT

Promotional offer included in the below return on investment calculations.

CONFIGURATION	Size m ²	Purchase Price	Projected Gross Rental Income	Gross Rental Return (excl capital growth)	Monthly Levies @ R24,62 p/m ²	Estimated Rates and Taxes	Net Rental Income	Net Rental Return	Projected Capital Growth (conservative)	Total Return on Investment (capital growth + net rental income p.a.)
2 Bed 1 Bath + Balcony Apartment	68	R 1 280 000	R 8 000	7,50%	R 1 600	R 1 300	R 5 026	4,78%	R 1 382 400 8%	R 163 600 12,78%
2 Bed 1 Bath + Balcony Apartment	76	R 1 435 000	R 8 500	7,11%	R 1 800	R 1 400	R 5 229	4,43%	R 1 549 800 8%	R 178 400 12,43%

- Projected capital growth calculated at a conservative rate of 8%.
- Rental assist packages are applicable from the date of registration for the first 12 months.
- After the initial 12 months' rental assist promotion, a tenant management option at 9% pm will be available.
- Calculations based on self-management. Tenant management is available at 9% pm.