



Like Waterfall City and Steyn City - two of Gauteng's well established and continuously expanding 'cities' - there is a new city in Centurion that is also growing and developing at a rapid rate, namely Amberfield City.

The Madison @ Amberfield City is a brand-new, upmarket security estate which is the second security estate in the greater Amberfield City development.



PROMOTIONAL OFFER

- 2-Bed apartments selling from R895 000 (rentals from R7 500 pm)
- 3-Bed, free-standing, duplex houses selling from R1 580 000 (rentals from R12 500 pm)
- 3-Bed, free-standing, simplex houses selling from R2 095 000 (rentals from R15 500 pm)



UP TO 100% BOND FINANCE	BUY DIRECTLY FROM DEVELOPER ALL COSTS INCLUDED	ONLY R20 000 SECURES	JOGGING TRAIL AND PLAY AREAS
FINANCE & TENANT MANAGEMENT AVAILABLE	PRIVATE SCHOOL	FIBRE TO THE HOME	24-HR SECURITY

Ts and Cs apply to all promotional offers.

RETURN ON INVESTMENT

CONFIGURATION	Size m ²	Purchase Price	Gross Rental Income	Gross Rental Return (excl capital growth)	Monthly Levies @ 14p/m ² (5% p.a. esc.)	Estimated Rates and Taxes	Net Rental Income pm	Net Rental Return (excl capital growth)	Projected Capital Growth (at 7% p.a.)	Total Return on Investment (capital growth + net rental income p.a.)
2 Bed 1 Bath + Balcony apartment	60	R 895 000	R 7 500	10,06%	R 840	R 739	R 5 921	7,9%	R 957 650 7%	R 133 696 14,9%
3 Bed 2 Bath 2 Carport Duplex	110	R 1 580 000	R 12 500	9,49%	R 1 540	R 1 300	R 9 660	7,3%	R 1 690 600 7%	R 226 520 14,3%
3 Bed 2 Bath 1 Garage + Carport Duplex	134	R 1 635 000	R 13 500	9,91%	R 1 876	R 1 400	R 10 224	7,5%	R 1 749 450 7%	R 237 138 14,5%
3 Bed 2 Bath 2 Garage Simplex	154	R 2 095 000	R 15 500	8,88%	R 2 156	R 1 800	R 11 544	6,6%	R 2 241 650 7%	R 285 178 13,6%

- Projected capital growth calculated at a conservative rate of 7%.
- Calculations based on self-management. Tenant management is available at 9% pm.