

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 Centurion is very high and Amberfield City 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.

Expected Rental Returns

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	Year	m²	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Estimated Fixed Municipal Access Fees	Net Rental Income pm	Net Rental Return (excl. capital growth)	Projected Capital Growth (at 5% p.a. esc.)		Total Return on Investment (capital growth + net rental income)	
APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with covered balcony. Single carport plus open parking. 61 m²	1	61	R 1,050,000	R 8,200	R 986	R 644	R 259	R 6,311	7.2%	R 1,102,500	5%	R 159,735	15.2%
	2	61	R 1,102,500	R 8,692	R 1,035	R 767	R 259	R 6,631	7.6%	R 1,157,625	5%	R 167,770	16.0%
	3	61	R 1,157,625	R 9,214	R 1,087	R 820	R 259	R 7,047	8.1%	R 1,215,506	5%	R 177,178	16.9%
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio and private garden. Double carport. 61 m²	1	61	R 1,145,000	R 9,200	R 986	R 721	R 259	R 7,234	7.6%	R 1,202,250	5%	R 178,411	15.6%
	2	61	R 1,202,250	R 9,752	R 1,035	R 922	R 259	R 7,536	7.9%	R 1,262,363	5%	R 186,617	16.3%
	3	61	R 1,262,363	R 10,337	R 1,087	R 980	R 259	R 8,012	8.4%	R 1,325,481	5%	R 197,129	17.2%
APARTMENT UPPER FLOOR 2 Bedrooms, 2 bathrooms with covered balcony. Single carport plus open parking. 71 m²	1	71	R 1,175,000	R 8,500	R 1,147	R 721	R 259	R 6,373	6.5%	R 1,233,750	5%	R 170,472	14.5%
	2	71	R 1,233,750	R 9,010	R 1,205	R 952	R 259	R 6,594	6.7%	R 1,295,438	5%	R 177,832	15.1%
	3	71	R 1,295,438	R 9,551	R 1,265	R 1,012	R 259	R 7,015	7.2%	R 1,360,209	5%	R 187,816	16.0%
APARTMENT GROUND FLOOR 2 Bedrooms, 2 bathrooms with covered patio and private garden. Double carport. 71 m²	1	71	R 1,330,000	R 10,700	R 1,147	R 832	R 259	R 8,462	7.6%	R 1,396,500	5%	R 207,940	15.6%
	2	71	R 1,396,500	R 11,342	R 1,205	R 1,094	R 259	R 8,784	7.9%	R 1,466,325	5%	R 217,128	16.3%
	3	71	R 1,466,325	R 12,023	R 1,265	R 1,162	R 259	R 9,337	8.4%	R 1,539,641	5%	R 229,347	17.2%
FREESTANDING DOUBLE STOREY 120 m² 3 Bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Double carport. 120 m²	1	120	R 1,925,000	R 16,000	R 1,939	R 1,267	R 259	R 12,535	7.8%	R 2,021,250	5%	R 304,418	15.8%
	2	120	R 2,021,250	R 16,960	R 2,056	R 1,640	R 259	R 13,005	8.1%	R 2,122,313	5%	R 317,763	16.5%
	3	120	R 2,122,313	R 17,978	R 2,179	R 1,738	R 259	R 13,802	8.6%	R 2,228,428	5%	R 335,407	17.4%
FREESTANDING DOUBLE STOREY 145 m² 3 Bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Single garage plus single carport. 145 m²	1	145	R 2,175,000	R 17,500	R 2,343	R 1,489	R 259	R 13,409	7.4%	R 2,283,750	5%	R 334,906	15.4%
	2	145	R 2,283,750	R 18,550	R 2,460	R 1,865	R 259	R 13,966	7.7%	R 2,397,938	5%	R 350,288	16.1%
	3	145	R 2,397,938	R 19,663	R 2,583	R 1,975	R 259	R 14,845	8.2%	R 2,517,834	5%	R 369,978	17.0%
FREESTANDING DOUBLE STOREY 164 m² 3 Bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Single garage plus single carport. 164 m²	1	164	R 2,425,000	R 19,500	R 2,650	R 1,617	R 259	R 14,974	7.4%	R 2,546,250	5%	R 373,685	15.4%
	2	164	R 2,546,250	R 20,670	R 2,783	R 2,102	R 259	R 15,527	7.7%	R 2,673,563	5%	R 390,019	16.1%
	3	164	R 2,673,563	R 21,910	R 2,922	R 2,225	R 259	R 16,505	8.2%	R 2,807,241	5%	R 411,939	17.0%
FREESTANDING DOUBLE STOREY 201 m² 4 Bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Double garage. 201 m²	1	201	R 3,050,000	R 21,000	R 3,248	R 1,896	R 259	R 15,597	6.1%	R 3,202,500	5%	R 431,162	14.1%
	2	201	R 3,202,500	R 22,260	R 3,411	R 2,726	R 259	R 15,864	6.2%	R 3,362,625	5%	R 446,572	14.6%
	3	201	R 3,362,625	R 23,596	R 3,581	R 2,881	R 259	R 16,875	6.6%	R 3,530,756	5%	R 471,506	15.5%
FREESTANDING SINGLE STOREY 159 m² 3 Bedrooms, 2 bathrooms (full en-suite bathroom). Private garden. Double garage. 159 m²	1	159	R 2,445,000	R 18,000	R 2,569	R 1,694	R 259	R 13,478	6.6%	R 2,567,250	5%	R 357,331	14.6%
	2	159	R 2,567,250	R 19,080	R 2,698	R 2,112	R 259	R 14,011	6.9%	R 2,695,613	5%	R 373,513	15.3%
	3	159	R 2,695,613	R 20,225	R 2,833	R 2,236	R 259	R 14,897	7.3%	R 2,830,393	5%	R 394,412	16.1%
FREESTANDING SINGLE STOREY 183 m² 4 Bedrooms, 2 bathrooms (full en-suite bathroom). Private garden. Double garage. 183 m²	1	183	R 2,725,000	R 20,000	R 2,957	R 1,936	R 259	R 14,848	6.5%	R 2,861,250	5%	R 396,173	14.5%
	2	183	R 2,861,250	R 21,200	R 3,105	R 2,333	R 259	R 15,503	6.8%	R 3,004,313	5%	R 414,932	15.2%
	3	183	R 3,004,313	R 22,472	R 3,260	R 2,471	R 259	R 16,481	7.3%	R 3,154,528	5%	R 438,118	16.1%

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11,75% over 20 years.