

## 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 Pretoria East is very high and La Montagne 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.

<b>100% BOND</b>	Year	m <sup>2</sup>	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 THIRD FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 805,000	R 7,450	R 1,034	R 345	R 6,071	9.1%	R 113,104	14.1%	R -2,653
	2	56	R 845,250	R 7,823	R 1,085	R 345	R 6,392	9.5%	R 118,967	14.8%	R -2,332
	3	56	R 887,513	R 8,214	R 1,140	R 345	R 6,729	10.0%	R 125,122	15.5%	R -1,995
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 835,000	R 7,650	R 1,034	R 345	R 6,271	9.0%	R 117,004	14.0%	R -2,778
	2	56	R 876,750	R 8,033	R 1,085	R 345	R 6,602	9.5%	R 123,062	14.7%	R -2,447
	3	56	R 920,588	R 8,434	R 1,140	R 345	R 6,949	10.0%	R 129,422	15.5%	R -2,100
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 865,000	R 7,850	R 1,034	R 345	R 6,471	9.0%	R 120,904	14.0%	R -2,903
	2	56	R 908,250	R 8,243	R 1,085	R 345	R 6,812	9.5%	R 127,157	14.7%	R -2,562
	3	56	R 953,663	R 8,655	R 1,140	R 345	R 7,170	9.9%	R 133,721	15.5%	R -2,204
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio and private garden.	1	56	R 975,000	R 8,150	R 1,054	R 345	R 6,751	8.3%	R 129,766	13.3%	R -3,815
	2	56	R 1,023,750	R 8,558	R 1,106	R 345	R 7,106	8.7%	R 136,461	14.0%	R -3,460
	3	56	R 1,074,938	R 8,985	R 1,162	R 345	R 7,479	9.2%	R 143,491	14.7%	R -3,087

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.

<b>90% BOND</b>	Year	m <sup>2</sup>	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 THIRD FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 805,000	R 7,450	R 1,034	R 345	R 6,071	9.1%	R 113,104	14.1%	R -1,780
	2	56	R 845,250	R 7,823	R 1,085	R 345	R 6,392	9.5%	R 118,967	14.8%	R -1,459
	3	56	R 887,513	R 8,214	R 1,140	R 345	R 6,729	10.0%	R 125,122	15.5%	R -1,123
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 835,000	R 7,650	R 1,034	R 345	R 6,271	9.0%	R 117,004	14.0%	R -1,873
	2	56	R 876,750	R 8,033	R 1,085	R 345	R 6,602	9.5%	R 123,062	14.7%	R -1,542
	3	56	R 920,588	R 8,434	R 1,140	R 345	R 6,949	10.0%	R 129,422	15.5%	R -1,195
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered patio.	1	56	R 865,000	R 7,850	R 1,034	R 345	R 6,471	9.0%	R 120,904	14.0%	R -1,965
	2	56	R 908,250	R 8,243	R 1,085	R 345	R 6,812	9.5%	R 127,157	14.7%	R -1,625
	3	56	R 953,663	R 8,655	R 1,140	R 345	R 7,170	9.9%	R 133,721	15.5%	R -1,267
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio and private garden.	1	56	R 975,000	R 8,150	R 1,054	R 345	R 6,751	8.3%	R 129,764	13.3%	R -2,758
	2	56	R 1,023,750	R 8,558	R 1,106	R 345	R 7,106	8.7%	R 136,460	14.0%	R -2,404
	3	56	R 1,074,938	R 8,985	R 1,162	R 345	R 7,479	9.2%	R 143,490	14.7%	R -2,031

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.