

Central Developments make investment easy. 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 prime location in a desirable and growing area.

Expected Rental Returns	Year	m <sup>2</sup>	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	Net Rental Income pm	Net Rental Return (excl. capital growth)	Total Return on Investment (capital growth + net rental income)	
	<b>APARTMENT UPPER FLOOR</b> 1 Bedroom, 1 bathroom with single carport. 38 m <sup>2</sup>	1	38	R 795,000	R 7,200	R 950	R 656	R 5,594	8.4%	R 106,878
2		38	R 834,750	R 7,632	R 998	R 656	R 5,979	9.0%	R 113,480	14.3%
3		38	R 876,488	R 8,090	R 1,047	R 656	R 6,387	9.6%	R 120,463	15.2%
<b>APARTMENT GROUND FLOOR</b> 1 Bedroom, 1 bathroom with single carport. 38 m <sup>2</sup>	1	38	R 845,000	R 8,000	R 950	R 706	R 6,344	9.0%	R 118,378	14.0%
	2	38	R 887,250	R 8,480	R 998	R 706	R 6,777	9.6%	R 125,681	14.9%
	3	38	R 931,613	R 8,989	R 1,047	R 706	R 7,235	10.3%	R 133,406	15.8%
<b>APARTMENT UPPER FLOOR</b> 2 Bedrooms, 1 bathroom with single carport. 50 m <sup>2</sup>	1	50	R 945,000	R 8,500	R 1,250	R 808	R 6,442	8.2%	R 124,554	13.2%
	2	50	R 1,011,150	R 9,010	R 1,313	R 808	R 6,890	8.7%	R 133,232	14.1%
	3	50	R 1,061,708	R 9,551	R 1,378	R 808	R 7,364	9.4%	R 141,459	15.0%
<b>APARTMENT GROUND FLOOR</b> 2 Bedrooms, 1 bathroom with single carport. 50 m <sup>2</sup>	1	50	R 995,000	R 9,000	R 1,250	R 859	R 6,891	8.3%	R 132,442	13.3%
	2	50	R 1,044,750	R 9,540	R 1,313	R 859	R 7,369	8.9%	R 140,660	14.1%
	3	50	R 1,096,988	R 10,112	R 1,378	R 859	R 7,875	9.5%	R 149,353	15.0%
<b>FREESTANDING SINGLE STOREY</b> 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m <sup>2</sup>	1	74	R 1,545,000	R 13,800	R 1,850	R 1,418	R 10,532	8.2%	R 203,634	13.2%
	2	74	R 1,622,250	R 14,628	R 1,943	R 1,418	R 11,268	8.8%	R 216,323	14.0%
	3	74	R 1,703,363	R 15,506	R 2,040	R 1,418	R 12,048	9.4%	R 229,745	14.9%

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% **over 20 years.**

Expected Rental Returns	Year	m <sup>2</sup>	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	Net Rental Income pm	Net Rental Return (excl. capital growth)	Total Return on Investment (capital growth + net rental income)	
	<b>APARTMENT UPPER FLOOR</b> 1 Bedroom, 1 bathroom with single carport. 38 m <sup>2</sup>	1	38	R 795,000	R 7,200	R 950	R 656	R 5,594	8.4%	R 106,878
2		38	R 834,750	R 7,632	R 998	R 656	R 5,979	9.0%	R 113,480	14.3%
3		38	R 876,488	R 8,090	R 1,047	R 656	R 6,387	9.6%	R 120,463	15.2%
<b>APARTMENT GROUND FLOOR</b> 1 Bedroom, 1 bathroom with single carport. 38 m <sup>2</sup>	1	38	R 845,000	R 8,000	R 950	R 706	R 6,344	9.0%	R 118,378	14.0%
	2	38	R 887,250	R 8,480	R 998	R 706	R 6,777	9.6%	R 125,681	14.9%
	3	38	R 931,613	R 8,989	R 1,047	R 706	R 7,235	10.3%	R 133,406	15.8%
<b>APARTMENT UPPER FLOOR</b> 2 Bedrooms, 1 bathroom with single carport. 50 m <sup>2</sup>	1	50	R 945,000	R 8,500	R 1,250	R 808	R 6,442	8.2%	R 124,554	13.2%
	2	50	R 992,250	R 9,010	R 1,313	R 808	R 6,890	8.7%	R 132,287	14.0%
	3	50	R 1,041,863	R 9,551	R 1,378	R 808	R 7,364	9.4%	R 140,467	14.9%
<b>APARTMENT GROUND FLOOR</b> 2 Bedrooms, 1 bathroom with single carport. 50 m <sup>2</sup>	1	50	R 995,000	R 9,000	R 1,250	R 859	R 6,891	8.3%	R 132,442	13.3%
	2	50	R 1,044,750	R 9,540	R 1,313	R 859	R 7,369	8.9%	R 140,660	14.1%
	3	50	R 1,096,988	R 10,112	R 1,378	R 859	R 7,875	9.5%	R 149,353	15.0%
<b>FREESTANDING SINGLE STOREY</b> 3 Bedrooms, 2 bathrooms (full en-suite bathroom) with private garden and double carport. 74 m <sup>2</sup>	1	74	R 1,545,000	R 13,800	R 1,850	R 1,418	R 10,532	8.2%	R 203,634	13.2%
	2	74	R 1,622,250	R 14,628	R 1,943	R 1,418	R 11,268	8.8%	R 216,323	14.0%
	3	74	R 1,703,363	R 15,506	R 2,040	R 1,418	R 12,048	9.4%	R 229,745	14.9%

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 11% **over 30 years.**