

# CASCADES

## WATERFALL

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 Midrand is very high and Waterfall 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.

m <sup>2</sup>	Year	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% esc. p.a.)	Estimated Levy pm (5% esc. p.a.)	Estimated Rates pm	Estimated Fixed Municipal Access Fees	Net Rental Income pm	Net Rental Return (excl. capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or Surplus (rental income - bond - levy - rates)	
<b>APARTMENT UPPER FLOOR (THIRD FLOOR) - 95 m<sup>2</sup>   3 Bedrooms, 2 bathrooms with covered balcony, and double carport.</b>											
95	1	R 1,795,000	R 13,600	R 1,925	R 1,058	R 654	R 9,963	6.7%	R 245,205	13.7%	R 8,871
95	2	R 1,884,750	R 14,416	R 2,021	R 1,581	R 654	R 10,159	6.8%	R 253,845	14.1%	R 8,675
95	3	R 1,978,988	R 15,281	R 2,122	R 1,672	R 654	R 10,832	7.2%	R 268,515	15.0%	R 8,002
<b>APARTMENT GROUND FLOOR (GROUND FLOOR) - 95 m<sup>2</sup>   3 Bedrooms, 2 bathrooms with covered patio, private garden, and double carport.</b>											
95	1	R 1,995,000	R 15,000	R 1,925	R 1,205	R 654	R 11,216	6.7%	R 274,241	13.7%	R 9,717
95	2	R 2,094,750	R 15,900	R 2,021	R 1,769	R 654	R 11,455	6.9%	R 284,097	14.2%	R 9,477
95	3	R 2,199,488	R 16,854	R 2,122	R 1,871	R 654	R 12,207	7.3%	R 300,449	15.1%	R 8,726
<b>FREESTANDING DOUBLE-STOREY HOUSE - 128 m<sup>2</sup>   3 Bedrooms, 2 bathrooms (full en-suite bathroom), guest toilet downstairs, private garden, and double carport.</b>											
128	1	R 2,595,000	R 20,000	R 2,594	R 1,645	R 654	R 15,107	7.0%	R 362,933	14.0%	R 12,121
128	2	R 2,724,750	R 21,200	R 2,750	R 2,320	R 654	R 15,476	7.2%	R 376,445	14.5%	R 11,752
128	3	R 2,860,988	R 22,472	R 2,915	R 2,452	R 654	R 16,451	7.6%	R 397,685	15.3%	R 10,777
<b>FREESTANDING DOUBLE-STOREY HOUSE - 153 m<sup>2</sup>   3 Bedrooms, 2 bathrooms (full en-suite bathroom), guest toilet downstairs, private garden, single garage, and single carport.</b>											
153	1	R 2,895,000	R 21,500	R 3,100	R 1,864	R 654	R 15,882	6.6%	R 393,233	13.6%	R 14,494
153	2	R 3,039,750	R 22,790	R 3,255	R 2,596	R 654	R 16,285	6.8%	R 408,204	14.1%	R 14,091
153	3	R 3,191,738	R 24,157	R 3,418	R 2,743	R 654	R 17,343	7.2%	R 431,536	14.9%	R 13,033
<b>FREESTANDING DOUBLE-STOREY HOUSE - 188 m<sup>2</sup>   3 Bedrooms, 2 bathrooms (full en-suite bathroom), guest toilet downstairs, private garden, and double garage.</b>											
188		R 3,510,000	R 25,000	R 3,809	R 2,304	R 654	R 18,233	6.2%	R 464,495	13.2%	R 18,596
188		R 3,685,500	R 26,500	R 3,999	R 3,203	R 654	R 18,643	6.4%	R 481,707	13.7%	R 18,185
188		R 3,869,775	R 28,090	R 4,199	R 3,381	R 654	R 19,855	6.8%	R 509,149	14.5%	R 16,974

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11.25% over 20 years.

This development allows investors to do short-term rentals with the approval of the body corporate. Kindly contact us for more information.