

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 Midrand is very high and Noordwyk 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.

100% BOND		Year	m ²	Purchase Price <small>(capital growth estimated at 5% p.a. esc.)</small>	Rental Income <small>(5% p.a. esc.)</small>	Levy <small>(5% p.a. esc.)</small>	Estimated Rates pm	Net Rental Income pm	ROI <small>(excl capital growth)</small>	Total ROI <small>(7% capital growth + net rental income p.a.)</small>	Shortfall or surplus <small>(rental income - bond - levy - rates)</small>
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 835,000	R 8,000	R 1,535	R 698	R 5,767	8.3%	R 127,654	15.3%	R -2,852
	2	54	R 893,450	R 8,400	R 1,612	R 698	R 6,090	8.8%	R 135,625	16.2%	R -2,529
	3	54	R 955,992	R 8,820	R 1,692	R 698	R 6,430	9.2%	R 144,075	17.3%	R -2,189
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 865,000	R 8,100	R 1,535	R 721	R 5,844	8.1%	R 130,678	15.1%	R -3,084
	2	54	R 925,550	R 8,505	R 1,612	R 721	R 6,172	8.6%	R 138,856	16.1%	R -2,756
	3	54	R 990,339	R 8,930	R 1,692	R 721	R 6,517	9.0%	R 147,527	17.1%	R -2,412
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio, private garden, carport.	1	54	R 930,000	R 8,500	R 1,535	R 770	R 6,195	8.0%	R 139,440	15.0%	R -3,404
	2	54	R 995,100	R 8,925	R 1,612	R 770	R 6,543	8.4%	R 148,176	15.9%	R -3,056
	3	54	R 1,064,757	R 9,371	R 1,692	R 770	R 6,909	8.9%	R 157,440	16.9%	R -2,690

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% over 20 years.

90% BOND		Year	m ²	Purchase Price <small>(capital growth estimated at 5% p.a. esc.)</small>	Rental Income <small>(5% p.a. esc.)</small>	Levy <small>(5% p.a. esc.)</small>	Estimated Rates pm	Net Rental Income pm	ROI <small>(excl capital growth)</small>	Total ROI <small>(7% capital growth + net rental income p.a.)</small>	Shortfall or surplus <small>(rental income - bond - levy - rates)</small>
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 835,000	R 8,000	R 1,535	R 698	R 5,767	8.3%	R 127,654	15.3%	R -1,990
	2	54	R 893,450	R 8,400	R 1,612	R 698	R 6,090	8.8%	R 135,625	16.2%	R -1,667
	3	54	R 955,992	R 8,820	R 1,692	R 698	R 6,430	9.2%	R 144,075	17.3%	R -1,327
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 865,000	R 8,100	R 1,535	R 721	R 5,844	8.1%	R 130,678	15.1%	R -2,192
	2	54	R 925,550	R 8,505	R 1,612	R 721	R 6,172	8.6%	R 138,856	16.1%	R -1,863
	3	54	R 990,339	R 8,930	R 1,692	R 721	R 6,517	9.0%	R 147,527	17.1%	R -1,519
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio, private garden, carport.	1	54	R 930,000	R 8,500	R 1,535	R 770	R 6,195	8.0%	R 139,440	15.0%	R -2,444
	2	54	R 995,100	R 8,925	R 1,612	R 770	R 6,543	8.4%	R 148,176	15.9%	R -2,096
	3	54	R 1,064,757	R 9,371	R 1,692	R 770	R 6,909	8.9%	R 157,440	16.9%	R -1,731

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% over 20 years.