

Central Developments make investment easy. The rental demand in Pretoria is very high and Waterkloof is a popular suburb.

S Type Apartments - Phase 3	m ²	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% esc. p.a.)	Gross Rental Return (excl. capital growth)	Estimated Levy pm (5% esc. p.a.)	Estimated Rates pm	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)
UPPER FLOOR (THIRD FLOOR) 1 Bedroom, 1 bathroom with single carport.	30	R 920,000	R 7,800	10.2%	R 631	R 847	R 6,322	8.2%	R 966,000 5%	R 121,864 13.2%
UPPER FLOOR (SECOND FLOOR) 1 Bedroom, 1 bathroom with single carport.	30	R 950,000	R 7,900	10.0%	R 631	R 847	R 6,422	8.1%	R 997,500 5%	R 124,564 13.1%
UPPER FLOOR (FIRST FLOOR) 1 Bedroom, 1 bathroom with single carport.	30	R 995,000	R 8,000	9.6%	R 631	R 847	R 6,522	7.9%	R 1,044,750 5%	R 128,014 12.9%
UPPER FLOOR (THIRD FLOOR) 1 Bedroom, 1 bathroom with single carport.	41	R 1,135,000	R 8,400	8.9%	R 863	R 1,011	R 6,526	6.9%	R 1,191,750 5%	R 135,066 11.9%
UPPER FLOOR (SECOND FLOOR) 1 Bedroom, 1 bathroom with single carport.	41	R 1,180,000	R 8,500	8.6%	R 863	R 1,011	R 6,626	6.7%	R 1,239,000 5%	R 138,516 11.7%
UPPER FLOOR (FIRST FLOOR) 1 Bedroom, 1 bathroom with single carport.	41	R 1,215,000	R 8,600	8.5%	R 863	R 1,011	R 6,726	6.6%	R 1,275,750 5%	R 141,466 11.6%
UPPER FLOOR (THIRD FLOOR) 2 Bedrooms, 1 bathroom with single carport.	46	R 1,225,000	R 8,800	8.6%	R 968	R 1,083	R 6,749	6.6%	R 1,286,250 5%	R 142,241 11.6%
UPPER FLOOR (SECOND FLOOR) 2 Bedrooms, 1 bathroom with single carport.	46	R 1,255,000	R 8,900	8.5%	R 968	R 1,083	R 6,849	6.5%	R 1,317,750 5%	R 144,941 11.5%
UPPER FLOOR (FIRST FLOOR) 2 Bedrooms, 1 bathroom with single carport.	46	R 1,285,000	R 9,000	8.4%	R 968	R 1,083	R 6,949	6.5%	R 1,349,250 5%	R 147,641 11.5%
GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	46	R 1,345,000	R 9,400	8.4%	R 968	R 1,083	R 7,349	6.6%	R 1,412,250 5%	R 155,441 11.6%
UPPER FLOOR (THIRD FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,505,000	R 10,000	8.0%	R 1,199	R 1,278	R 7,523	6.0%	R 1,580,250 5%	R 165,524 11.0%
UPPER FLOOR (SECOND FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,545,000	R 10,100	7.8%	R 1,199	R 1,278	R 7,623	5.9%	R 1,622,250 5%	R 168,724 10.9%
UPPER FLOOR (FIRST FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,580,000	R 10,200	7.7%	R 1,199	R 1,278	R 7,723	5.9%	R 1,659,000 5%	R 171,674 10.9%
GROUND FLOOR 2 Bedrooms, 2 bathrooms with single carport.	57	R 1,635,000	R 10,600	7.8%	R 1,199	R 1,278	R 8,123	6.0%	R 1,716,750 5%	R 179,224 11.0%
UPPER FLOOR (FIRST FLOOR) 3 Bedrooms, 2 bathrooms with double carport.	70	R 1,725,000	R 13,300	9.3%	R 1,473	R 1,509	R 10,318	7.2%	R 1,811,250 5%	R 210,070 12.2%
GROUND FLOOR 3 Bedrooms, 2 bathrooms with double carport.	70	R 1,815,000	R 13,700	9.1%	R 1,473	R 1,509	R 10,718	7.1%	R 1,905,750 5%	R 219,370 12.1%

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11,25% over 20 years.

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.

L Type Apartments - Phase 3	m²	Purchase Price (capital growth estimated at 5% p.a.)	Expected Rental pm (gross with 6% esc. p.a.)	Gross Rental Return (excl. capital growth)	Estimated Levy pm (5% esc. p.a.)	Estimated Rates pm	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)	
UPPER FLOOR (THIRD FLOOR) 1 Bedroom, 1 bathroom with single carport.	37	R 1,045,000	R 8,200	9.4%	R 778	R 991	R 6,431	7.4%	R 1,097,250	5%	R 129,422	12.4%
UPPER FLOOR (SECOND FLOOR) 1 Bedroom, 1 bathroom with single carport.	37	R 1,075,000	R 8,300	9.3%	R 778	R 991	R 6,531	7.3%	R 1,128,750	5%	R 132,122	12.3%
UPPER FLOOR (FIRST FLOOR) 1 Bedroom, 1 bathroom with single carport.	37	R 1,105,000	R 8,400	9.1%	R 778	R 991	R 6,631	7.2%	R 1,160,250	5%	R 134,822	12.2%
UPPER FLOOR (THIRD FLOOR) 1 Bedroom, 1 bathroom with single carport.	45	R 1,225,000	R 8,400	8.2%	R 947	R 1,062	R 6,391	6.3%	R 1,286,250	5%	R 137,940	11.3%
UPPER FLOOR (SECOND FLOOR) 1 Bedroom, 1 bathroom with single carport.	45	R 1,255,000	R 8,500	8.1%	R 947	R 1,062	R 6,491	6.2%	R 1,317,750	5%	R 140,640	11.2%
UPPER FLOOR (FIRST FLOOR) 1 Bedroom, 1 bathroom with single carport.	45	R 1,285,000	R 8,600	8.0%	R 947	R 1,062	R 6,591	6.2%	R 1,349,250	5%	R 143,340	11.2%
UPPER FLOOR (THIRD FLOOR) 2 Bedrooms, 1 bathroom with single carport.	60	R 1,455,000	R 9,500	7.8%	R 1,262	R 1,329	R 6,909	5.7%	R 1,527,750	5%	R 155,658	10.7%
UPPER FLOOR (SECOND FLOOR) 2 Bedrooms, 1 bathroom with single carport.	60	R 1,495,000	R 8,600	6.9%	R 1,262	R 1,329	R 6,009	4.8%	R 1,569,750	5%	R 146,858	9.8%
UPPER FLOOR (FIRST FLOOR) 2 Bedrooms, 1 bathroom with single carport.	60	R 1,525,000	R 9,700	7.6%	R 1,262	R 1,329	R 7,109	5.6%	R 1,601,250	5%	R 161,558	10.6%
GROUND FLOOR 2 Bedrooms, 1 bathroom with single carport.	60	R 1,570,000	R 10,100	7.7%	R 1,262	R 1,329	R 7,509	5.7%	R 1,648,500	5%	R 168,608	10.7%
UPPER FLOOR (THIRD FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,605,000	R 10,500	7.9%	R 1,638	R 1,401	R 7,461	5.6%	R 1,685,250	5%	R 169,786	10.6%
UPPER FLOOR (SECOND FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,635,000	R 10,600	7.8%	R 1,638	R 1,401	R 7,561	5.5%	R 1,716,750	5%	R 172,486	10.5%
UPPER FLOOR (FIRST FLOOR) 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,675,000	R 10,700	7.7%	R 1,638	R 1,401	R 7,661	5.5%	R 1,758,750	5%	R 175,686	10.5%
GROUND FLOOR 2 Bedrooms, 2 bathrooms with single carport.	65	R 1,725,000	R 11,100	7.7%	R 1,638	R 1,401	R 8,061	5.6%	R 1,811,250	5%	R 182,986	10.6%
UPPER FLOOR (FIRST FLOOR) 3 Bedrooms, 2 bathrooms with double carport.	83	R 1,935,000	R 14,600	9.1%	R 1,746	R 1,709	R 11,145	6.9%	R 2,031,750	5%	R 230,486	11.9%
GROUND FLOOR 3 Bedrooms, 2 bathrooms with double carport.	83	R 2,015,000	R 15,000	8.9%	R 1,746	R 1,709	R 11,545	6.9%	R 2,115,750	5%	R 239,286	11.9%

Assumptions: Rental increase of 6% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11,25% over 20 years.