

# 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 7% p.a.)	Rental Income (6% esc. p.a.)	Levy (5% esc. p.a.)	Estimated Rates pm	Estimated Sanitation Levy	Net Rental Income pm	ROI (excl. capital growth)	Total ROI (7% capital growth + net rental income p.a.)	Shortfall or Surplus (rental income - bond - levy - rates)	
APARTMENT THIRD FLOOR - 95 m <sup>2</sup>   3 Bedrooms, 2 bathrooms and double carport.											
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 8,565
95	2	R 1,920,650	R 14,416	R 2,021	R 1,616	R 654	R 10,125	6.8%	R 255,942	14.3%	R 8,403
95	3	R 2,055,096	R 15,281	R 2,122	R 1,746	R 654	R 10,759	7.2%	R 272,960	15.2%	R 7,769
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.											
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 11,678
128	2	R 2,776,650	R 21,200	R 2,750	R 2,370	R 654	R 15,426	7.1%	R 379,476	14.6%	R 11,359
128	3	R 2,971,016	R 22,472	R 2,915	R 2,558	R 654	R 16,345	7.6%	R 404,111	15.6%	R 10,440
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.											
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 14,000
153	2	R 3,097,650	R 22,790	R 3,255	R 2,652	R 654	R 16,229	6.7%	R 411,586	14.2%	R 13,653
153	3	R 3,314,486	R 24,157	R 3,418	R 2,861	R 654	R 17,224	7.1%	R 438,705	15.2%	R 12,658
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.											
188	1	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 17,997
188	2	R 3,755,700	R 26,500	R 3,999	R 3,271	R 654	R 18,576	6.4%	R 485,806	13.8%	R 17,654
188	3	R 4,018,599	R 28,090	R 4,199	R 3,525	R 654	R 19,712	6.7%	R 517,840	14.8%	R 16,518

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.

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