

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 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 perfect location in a desirable and growing area.

| Expected Rental Returns | Year | m ² | 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 | Estimated Fixed Municipal Access Fees | 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) | | |
|---|--|----------------|---|---|--|-----------------------|--|-------------------------|---|--|--|-----------|-----------|
| | APARTMENT UPPER FLOOR 2 Bedrooms, 1 bathroom with covered balcony. Single carport plus open parking. 61 m ² | 1 | 61 | R 1,045,000 | R 8,600 | R 986 | R 644 | R 259 | R 6,711 | 7.7% | R 1,097,250 | 5% | R 132,785 |
| | 2 | 61 | R 1,097,250 | R 9,116 | R 1,035 | R 762 | R 259 | R 7,060 | 8.1% | R 1,152,113 | 5% | R 139,582 | 13.4% |
| | 3 | 61 | R 1,152,113 | R 9,663 | R 1,087 | R 815 | R 259 | R 7,502 | 8.6% | R 1,209,718 | 5% | R 147,631 | 14.1% |
| APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio and private garden. Double carport. 61 m ² | 1 | 61 | R 1,145,000 | R 9,900 | R 986 | R 721 | R 259 | R 7,934 | 8.3% | R 1,202,250 | 5% | R 152,461 | 13.3% |
| | 2 | 61 | R 1,202,250 | R 10,494 | R 1,035 | R 922 | R 259 | R 8,278 | 8.7% | R 1,262,363 | 5% | R 159,454 | 13.9% |
| | 3 | 61 | R 1,262,363 | R 11,124 | R 1,087 | R 980 | R 259 | R 8,798 | 9.2% | R 1,325,481 | 5% | R 168,697 | 14.7% |
| APARTMENT UPPER FLOOR 2 Bedrooms, 2 bathrooms with covered balcony. Single carport plus open parking. 71 m ² | 1 | 71 | R 1,180,000 | R 9,700 | R 1,147 | R 721 | R 259 | R 7,573 | 7.7% | R 1,239,000 | 5% | R 149,872 | 12.7% |
| | 2 | 71 | R 1,239,000 | R 10,282 | R 1,205 | R 957 | R 259 | R 7,861 | 8.0% | R 1,300,950 | 5% | R 156,285 | 13.2% |
| | 3 | 71 | R 1,300,950 | R 10,899 | R 1,265 | R 1,017 | R 259 | R 8,358 | 8.5% | R 1,365,998 | 5% | R 165,344 | 14.0% |
| APARTMENT GROUND FLOOR 2 Bedrooms, 2 bathrooms with covered patio and private garden. Double carport. 71 m ² | 1 | 71 | R 1,330,000 | R 11,100 | R 1,147 | R 832 | R 259 | R 8,862 | 8.0% | R 1,396,500 | 5% | R 172,840 | 13.0% |
| | 2 | 71 | R 1,396,500 | R 11,766 | R 1,205 | R 1,094 | R 259 | R 9,208 | 8.3% | R 1,466,325 | 5% | R 180,321 | 13.6% |
| | 3 | 71 | R 1,466,325 | R 12,472 | R 1,265 | R 1,162 | R 259 | R 9,786 | 8.8% | R 1,539,641 | 5% | R 190,751 | 14.3% |
| FREESTANDING DOUBLE STOREY 120 m² 3 Bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Double carport. 120 m ² | 1 | 120 | R 1,960,000 | R 16,750 | R 1,939 | R 1,267 | R 259 | R 13,285 | 8.1% | R 2,058,000 | 5% | R 257,418 | 13.1% |
| | 2 | 120 | R 2,058,000 | R 17,755 | R 2,056 | R 1,676 | R 259 | R 13,765 | 8.4% | R 2,160,900 | 5% | R 268,077 | 13.7% |
| | 3 | 120 | R 2,160,900 | R 18,820 | R 2,179 | R 1,775 | R 259 | R 14,607 | 8.9% | R 2,268,945 | 5% | R 283,332 | 14.5% |
| FREESTANDING DOUBLE STOREY 145 m² 3 Bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Single garage plus single carport. 145 m ² | 1 | 145 | R 2,210,000 | R 18,250 | R 2,343 | R 1,489 | R 259 | R 14,159 | 7.7% | R 2,320,500 | 5% | R 280,406 | 12.7% |
| | 2 | 145 | R 2,320,500 | R 19,345 | R 2,460 | R 1,900 | R 259 | R 14,725 | 8.0% | R 2,436,525 | 5% | R 292,727 | 13.2% |
| | 3 | 145 | R 2,436,525 | R 20,506 | R 2,583 | R 2,013 | R 259 | R 15,651 | 8.5% | R 2,558,351 | 5% | R 309,634 | 14.0% |
| FREESTANDING DOUBLE STOREY 158 m² 4 Bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Double carport. 158 m ² | 1 | 158 | R 2,479,000 | R 21,250 | R 2,553 | R 1,560 | R 259 | R 16,878 | 8.2% | R 2,602,950.00 | 5% | R 326,483 | 13.2% |
| | 2 | 158 | R 2,602,950 | R 22,525 | R 2,681 | R 2,174 | R 259 | R 17,412 | 8.4% | R 2,733,097.50 | 5% | R 339,086 | 13.7% |
| | 3 | 158 | R 2,733,098 | R 23,877 | R 2,815 | R 2,299 | R 259 | R 18,503 | 9.0% | R 2,869,752.38 | 5% | R 358,693 | 14.5% |
| FREESTANDING DOUBLE STOREY 164 m² 3 Bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Single garage plus single carport. 164 m ² | 1 | 164 | R 2,460,000 | R 20,250 | R 2,650 | R 1,617 | R 259 | R 15,724 | 7.7% | R 2,583,000 | 5% | R 311,685 | 12.7% |
| | 2 | 164 | R 2,583,000 | R 21,465 | R 2,783 | R 2,137 | R 259 | R 16,286 | 7.9% | R 2,712,150 | 5% | R 324,582 | 13.2% |
| | 3 | 164 | R 2,712,150 | R 22,753 | R 2,922 | R 2,262 | R 259 | R 17,310 | 8.4% | R 2,847,758 | 5% | R 343,327 | 14.0% |
| FREESTANDING DOUBLE STOREY 201 m² 4 Bedrooms, 2 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Double garage. 201 m ² | 1 | 201 | R 2,995,000 | R 23,500 | R 3,248 | R 1,896 | R 259 | R 18,097 | 7.3% | R 3,144,750 | 5% | R 366,912 | 12.3% |
| | 2 | 201 | R 3,144,750 | R 24,910 | R 3,411 | R 2,670 | R 259 | R 18,570 | 7.4% | R 3,301,988 | 5% | R 380,080 | 12.7% |
| | 3 | 201 | R 3,301,988 | R 26,405 | R 3,581 | R 2,822 | R 259 | R 19,742 | 7.9% | R 3,467,087 | 5% | R 402,006 | 13.4% |

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.