

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 at 7% p.a.)	Rental Income (6% esc p.a.)	Levy (5% esc p.a.)	Estimated Rates pm	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 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 6,970	8.0%	R 156,793	15.0%	-R 3,994
	2	61	R 1,118,150	R 9,116	R 1,035	R 782	R 7,299	8.4%	R 165,855	14.8%	-R 3,666
	3	61	R 1,196,421	R 9,663	R 1,087	R 858	R 7,718	8.9%	R 176,369	14.7%	-R 3,246
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 8,193	8.6%	R 178,469	15.6%	-R 3,821
	2	61	R 1,225,150	R 10,494	R 1,035	R 944	R 8,515	8.9%	R 187,944	15.3%	-R 3,499
	3	61	R 1,310,911	R 11,124	R 1,087	R 1,027	R 9,010	9.4%	R 199,887	15.2%	-R 3,004
FREESTANDING DOUBLE STOREY 120 m² 3 Bedrooms, 2.5 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 13,544	8.3%	R 299,726	15.3%	-R 7,022
	2	120	R 2,097,200	R 17,755	R 2,056	R 1,714	R 13,986	8.6%	R 314,634	15.0%	-R 6,580
	3	120	R 2,244,004	R 18,820	R 2,179	R 1,856	R 14,786	9.1%	R 334,511	14.9%	-R 5,780
FREESTANDING DOUBLE STOREY 145 m² 3 Bedrooms, 2.5 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Single garage plus single carport. 145 m ²	1	145	R 2,260,000	R 18,250	R 2,343	R 1,489	R 14,418	7.8%	R 327,714	14.8%	-R 8,771
	2	145	R 2,364,700	R 19,345	R 2,460	R 1,943	R 14,941	8.1%	R 344,826	14.6%	-R 8,247
	3	145	R 2,530,229	R 20,506	R 2,583	R 2,103	R 15,819	8.6%	R 366,945	14.5%	-R 7,369
FREESTANDING DOUBLE STOREY 158 m² 4 Bedrooms, 2.5 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 17,137	8.3%	R 379,171	15.3%	-R 8,874
	2	158	R 2,652,530	R 22,525	R 2,681	R 2,221	R 17,623	8.5%	R 397,148	15.0%	-R 8,388
	3	158	R 2,838,207	R 23,877	R 2,815	R 2,401	R 18,661	9.0%	R 422,601	14.9%	-R 7,350
FREESTANDING DOUBLE STOREY 164 m² 3 Bedrooms, 2.5 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 15,983	7.8%	R 363,993	14.8%	-R 9,829
	2	164	R 2,632,200	R 21,465	R 2,783	R 2,185	R 16,497	8.0%	R 382,223	14.5%	-R 9,314
	3	164	R 2,816,454	R 22,753	R 2,922	R 2,363	R 17,468	8.5%	R 406,769	14.4%	-R 8,344
FREESTANDING DOUBLE STOREY 201 m² 4 Bedrooms, 2.5 bathrooms (full en-suite bathroom) plus guest toilet downstairs. Private garden. Double garage. 201 m ²	1	201	R 2,995,000	R 23,000	R 3,248	R 1,896	R 17,856	7.2%	R 423,920	14.2%	-R 13,569
	2	201	R 3,204,650	R 24,380	R 3,411	R 2,728	R 18,241	7.3%	R 443,221	13.8%	-R 13,184
	3	201	R 3,428,976	R 25,843	R 3,581	R 2,945	R 19,317	7.7%	R 471,829	13.8%	-R 12,109

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.