

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 (capital growth estimated at 5% p.a. esc.)	Expected Rental pm (gross with 5% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or surplus (Rental income- levy-rates)
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 835,000	R 7,450	R 1,535	R 698	R 5,217	7.5%	R 104,354	12.5%	R -3,832
	2	54	R 876,750	R 7,823	R 1,612	R 698	R 5,513	7.9%	R 109,991	13.2%	R -3,536
	3	54	R 920,588	R 8,214	R 1,692	R 698	R 5,823	8.4%	R 115,909	13.9%	R -3,226
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 865,000	R 7,550	R 1,535	R 721	R 5,294	7.3%	R 106,778	12.3%	R -4,080
	2	54	R 908,250	R 7,928	R 1,612	R 721	R 5,595	7.8%	R 112,550	13.0%	R -3,779
	3	54	R 953,663	R 8,324	R 1,692	R 721	R 5,911	8.2%	R 118,610	13.7%	R -3,464
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio, private garden, carport.	1	54	R 930,000	R 7,950	R 1,535	R 770	R 5,645	7.3%	R 114,240	12.3%	R -4,433
	2	54	R 976,500	R 8,348	R 1,612	R 770	R 5,966	7.7%	R 120,414	12.9%	R -4,113
	3	54	R 1,025,325	R 8,765	R 1,692	R 770	R 6,303	8.1%	R 126,897	13.6%	R -3,776

Assumptions: Rental increase of 5% p.a. Levy escalation of 5% p.a. Calculated on 100% bond approved at a prime interest rate of 11.75% over 20 years.

90% BOND		Year	m ²	Purchase Price (capital growth estimated at 5% p.a. esc.)	Expected Rental pm (gross with 5% p.a. esc.)	Estimated Levy pm (5% p.a. esc.)	Estimated Rates pm	Net Rental Income pm	ROI (excl capital growth)	Total Return on Investment (capital growth + net rental income)	Shortfall or surplus (Rental income- levy-rates)
APARTMENT SECOND FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 835,000	R 7,450	R 1,535	R 698	R 5,217	7.5%	R 104,354	12.5%	R -2,927
	2	54	R 876,750	R 7,823	R 1,612	R 698	R 5,513	7.9%	R 109,991	13.2%	R -2,631
	3	54	R 920,588	R 8,214	R 1,692	R 698	R 5,823	8.4%	R 115,909	13.9%	R -2,321
APARTMENT FIRST FLOOR 2 Bedrooms, 1 bathroom with covered balcony, carport.	1	54	R 865,000	R 7,550	R 1,535	R 721	R 5,294	7.3%	R 106,778	12.3%	R -3,143
	2	54	R 908,250	R 7,928	R 1,612	R 721	R 5,595	7.8%	R 112,550	13.0%	R -2,842
	3	54	R 953,663	R 8,324	R 1,692	R 721	R 5,911	8.2%	R 118,610	13.7%	R -2,526
APARTMENT GROUND FLOOR 2 Bedrooms, 1 bathroom with covered patio, private garden, carport.	1	54	R 930,000	R 7,950	R 1,535	R 770	R 5,645	7.3%	R 114,240	12.3%	R -3,426
	2	54	R 976,500	R 8,348	R 1,612	R 770	R 5,966	7.7%	R 120,414	12.9%	R -3,105
	3	54	R 1,025,325	R 8,765	R 1,692	R 770	R 6,303	8.1%	R 126,897	13.6%	R -2,768

Assumptions: Rental increase of 5% p.a. Levy escalation of 5% p.a. Calculated on 90% bond approved at a prime interest rate of 11.75% over 20 years.