

Property address: Lot 62 New Road, Burpengary QLD 4505 - Woodhaven Estate

Purchase price	\$598,109
Deposit size	\$59,810.90
Stamp duty	\$3,799.00
Legal fees	\$1,200.00
Insurance	\$1,200.00
Initial investment	\$66,009.90

Interest rate	6.60%
LMI	\$6,728.73
LVR	90%
Loan amount	\$538,298
Savings	\$150,000
Savings remaining	\$70,838

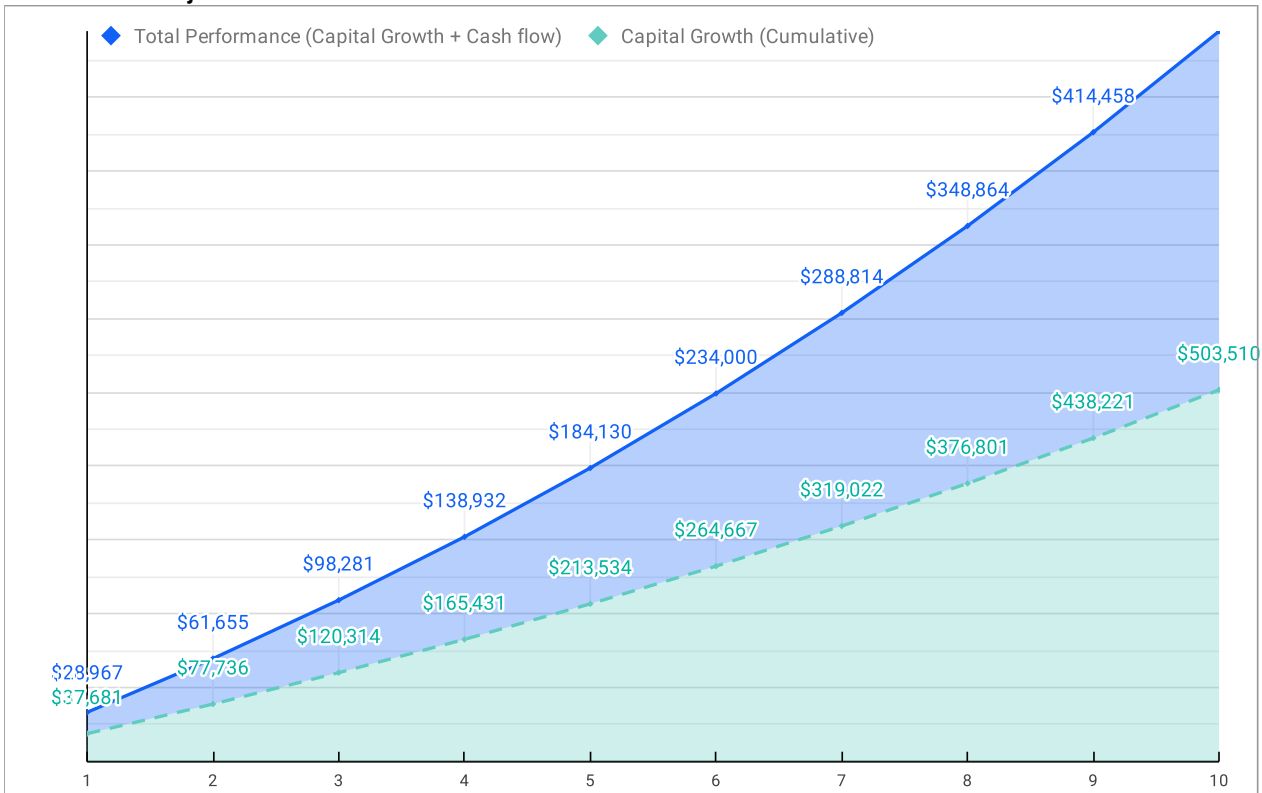
Rental income /y	\$27,560.00
Rental income (minus vacancy rate)	\$26,726.84
Depreciation deduction	\$6,771.00
Net cash flow	
Year 1	-\$8,714
Year 5	-\$2,904
Year 10	\$6,174

Maintenance allowance	\$1,200.00
Council rates	\$2,990.55
Body corporate	0
Property management	\$1,469.98
Insurance	\$1,200.00
Loan interest	\$35,351.22
Yearly expenses	\$41,011.74
Potential Annual Net Cash Outgoings	\$35,440.74

Total asset performance	
Capital growth rate	6.3%
Year 1	\$28,967
Year 5	\$184,130
Year 10	\$485,920

Return on initial investment:	\$66,009.90
	36.6%
	232.6%
	613.8%

Performance Projections



Disclaimer: The figures in this report above are an estimation based on a complex range of factors and cannot be relied on for exactness. Always use a qualified accounting specialist before making financial investment decisions