Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER
$430,000

STATE
VIC

Deposit 20%	$86,000
Loan amount	$344,000
Estimated stamp duty	$20,870
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$8,000
Total funds required	**$118,980**

Ongoing Cashflow Summary

WEEKLY CASHFLOW **-$198 to -$216**

GROSS YIELD RANGE **5.44% - 5.68%**

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$450	$470	$1,993	$23,920
Holding costs				
Council/water	($46)	($46)	($200)	($2,400)
Strata / body corp	$0	$0	$0	$0
Building insurance	($31)	($31)	($133)	($1,600)
Landlord insurance	($8)	($8)	($33)	($400)
Land tax	($19)	($19)	($81)	($975)
Property management fee (7.70%)	($35)	($36)	($153)	($1,842)
Loan repayments	($528)	($528)	($2,289)	($27,464)
Pre-tax cashflow	($216)	($198)	($897)	($10,761)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	7.00%	30 Years