Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$730,000	VIC

Deposit 20%	$146,000
Loan amount	$584,000
Estimated stamp duty	$38,870
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$18,000
Total funds required	**$206,980**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$369 to -$397	4.27% - 4.49%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$600	$630	$2,665	$31,980
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	$0	$0	$0	$0
Property management fee (7.70%)	($46)	($49)	($205)	($2,462)
Loan repayments	($866)	($866)	($3,753)	($45,035)
Pre-tax cashflow	($397)	($369)	($1,660)	($19,918)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	6.66%	30 Years