Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER
$670,000

STATE
VIC

Deposit 20%	$134,000
Loan amount	$536,000
Estimated stamp duty	$35,270
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$18,000
Total funds required	**$191,380**

Ongoing Cashflow Summary

WEEKLY CASHFLOW **-$486 to -$513**

GROSS YIELD RANGE **3.88% - 4.11%**

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$500	$530	$2,232	$26,780
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	($30)	($30)	($131)	($1,575)
Property management fee (7.70%)	($39)	($41)	($172)	($2,062)
Loan repayments	($860)	($860)	($3,726)	($44,710)
Pre-tax cashflow	($513)	($486)	($2,164)	($25,967)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	7.44%	30 Years