Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$630,000	VIC

Deposit 20%	$126,000
Loan amount	$504,000
Estimated stamp duty	$32,870
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$16,000
Total funds required	**$178,980**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$273 to -$365	4.13% - 4.95%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$500	$600	$2,383	$28,600
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	($26)	($26)	($113)	($1,350)
Property management fee (7.70%)	($39)	($46)	($184)	($2,202)
Loan repayments	($716)	($716)	($3,103)	($37,239)
Pre-tax cashflow	($365)	($273)	($1,383)	($16,591)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	6.25%	30 Years