

Due Diligence Report

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PREPARED FOR

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6 August 2026

Property image

Client Buying Brief

WHAT WE ARE LOOKING FOR

Buying brief not supplied.

Why We Like It

- The investment rationale will be confirmed as the remaining due diligence is completed.

Property Overview

AGENT EXPECTED PRICE		\$500,000	
RENT	\$400-\$500	YIELD	4.16%-5.20%
BED / BATH / CAR	1	DWELLING TYPE	House
BLOCK SIZE	1	HOUSE SIZE	1
BUILT	1	FLOOD ZONE	No
BUSHFIRE ZONE	No	PLANNING ZONE	Low Density Residential

Upfront Costs

INITIAL OFFER
\$500,000

STATE
VIC

Deposit 20%	\$100,000
Loan amount	\$400,000
Estimated stamp duty	\$25,070
Estimated LMI	\$0
Mortgage / transfer fees	\$1,410
Estimated legals	\$2,000
Pest & building report	\$700
Buyer agency fee	\$16,000
Total funds required	\$145,180

Ongoing Cashflow Summary

WEEKLY CASHFLOW **-\$217 to -\$310**

GROSS YIELD
RANGE

4.16% - 5.20%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	\$400	\$500	\$1,950	\$23,400
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%)	(\$31)	(\$39)	(\$150)	(\$1,802)
Loan repayments	(\$568)	(\$568)	(\$2,463)	(\$29,554)
Pre-tax cashflow	(\$310)	(\$217)	(\$1,142)	(\$13,706)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type
Principal & Interest

Interest Rate
6.25%

Loan Term
30 Years

Disclaimer

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