Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$985,000	QLD

Deposit 25%	$246,250
Loan amount	$738,750
Estimated stamp duty	$37,350
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$18,000
Total funds required	**$305,710**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$491 to -$537	4.09% - 4.36%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$775	$825	$3,467	$41,600
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	$0	$0	$0	$0
Property management fee (7.70%)	($60)	($64)	($267)	($3,203)
Loan repayments	($1,168)	($1,168)	($5,060)	($60,716)
Pre-tax cashflow	($537)	($491)	($2,227)	($26,719)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	7.29%	30 Years