Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$440,000	VIC

Deposit 20%	$88,000
Loan amount	$352,000
Estimated stamp duty	$21,470
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$16,000
Total funds required	**$129,580**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$151 to -$179	5.44% - 5.79%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$460	$490	$2,058	$24,700
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	($19)	($19)	($81)	($975)
Property management fee (7.70%)	($35)	($38)	($158)	($1,902)
Loan repayments	($500)	($500)	($2,167)	($26,008)
Pre-tax cashflow	($179)	($151)	($715)	($8,585)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

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