Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$729,000	NSW

Deposit 20%	$145,800
Loan amount	$583,200
Estimated stamp duty	$27,217
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$18,000
Total funds required	**$195,127**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$335 to -$353	3.99% - 4.14%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$560	$580	$2,470	$29,640
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%)	($43)	($45)	($190)	($2,282)
Loan repayments	($785)	($785)	($3,403)	($40,841)
Pre-tax cashflow	($353)	($335)	($1,490)	($17,883)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	5.75%	30 Years