Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER **$600,000**

STATE **VIC**

Deposit 20%	$120,000
Loan amount	$480,000
Estimated stamp duty	$31,070
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$18,000
Total funds required	**$173,180**

Ongoing Cashflow Summary

WEEKLY CASHFLOW **-$303 to -$327**

GROSS YIELD RANGE **4.46% - 4.68%**

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$515	$540	$2,286	$27,430
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 (5.50%)	($28)	($30)	($126)	($1,509)
Loan repayments	($703)	($703)	($3,047)	($36,559)
Pre-tax cashflow	($327)	($303)	($1,366)	($16,387)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	6.54%	30 Years