Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$970,000	QLD

Deposit 20%	$194,000
Loan amount	$776,000
Estimated stamp duty	$36,675
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$16,000
Total funds required	**$250,785**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$260 to -$260	5.39% - 5.39%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$1,005	$1,005	$4,355	$52,260
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%)	($77)	($77)	($335)	($4,024)
Loan repayments	($1,103)	($1,103)	($4,778)	($57,336)
Pre-tax cashflow	($260)	($260)	($1,125)	($13,500)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

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