Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$745,000	NSW

Deposit 20%	$149,000
Loan amount	$596,000
Estimated stamp duty	$27,937
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$15,400
Total funds required	**$196,447**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$303 to -$377	3.84% - 4.40%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$550	$630	$2,557	$30,680
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%)	($42)	($49)	($197)	($2,362)
Loan repayments	($800)	($800)	($3,467)	($41,601)
Pre-tax cashflow	($377)	($303)	($1,474)	($17,683)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	5.72%	30 Years