Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$749,900	NSW

Deposit 20%	$149,980
Loan amount	$599,920
Estimated stamp duty	$28,158
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$15,400
Total funds required	**$197,648**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$293 to -$339	4.16% - 4.51%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$600	$650	$2,708	$32,500
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%)	($46)	($50)	($209)	($2,503)
Loan repayments	($808)	($808)	($3,501)	($42,012)
Pre-tax cashflow	($339)	($293)	($1,368)	($16,414)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

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