Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$765,000	NSW

Deposit 20%	$153,000
Loan amount	$612,000
Estimated stamp duty	$28,837
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$15,400
Total funds required	**$201,347**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$355 to -$410	3.67% - 4.08%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$540	$600	$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%)	($42)	($46)	($190)	($2,282)
Loan repayments	($824)	($824)	($3,571)	($42,858)
Pre-tax cashflow	($410)	($355)	($1,658)	($19,900)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

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