Cash Flow Picture

This 12-month cash-flow snapshot uses current rent, review inputs and the established finance-model cost defaults. Loan repayments are modelled from the initial purchase price and original LVR.

Annual Rental Income

	WEEKLY	ANNUAL
Potential Annual Rental Income	**$520/wk**	**$27,040**
Less Vacancy Allowance (2 weeks)		-$1,040
Rental Income After Vacancy		**$26,000**

Annual Operating Costs

	ANNUAL
Property Management (6.6%)	$1,716
Additional PM Fees	$0
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	$11,900
Land Tax (VIC)	$975
Total Annual Operating Costs	**$18,991**

RENT AFTER VACANCY	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$26,000	**$7,009**	**-$23,611**	**-$454**

Loan Repayments

	ANNUAL
Interest (5.94%)	$28,115
Principal Repayment	$5,911
Total Annual Loan Repayments	**$34,026**

Estimated Negative Gearing Benefit

	ANNUAL
Estimated Tax-Deductible Rental Expenses	$35,206
Estimated Taxable Rental Position	-$9,206
Estimated Tax Benefit (37% marginal rate)	**$3,406**

Principal is estimated on a standard 30-year principal-and-interest schedule. Maintenance is modelled at 2% of the initial purchase price per annum. Negative gearing is estimated at a 37% marginal tax rate on the modelled taxable rental loss; it excludes principal repayments and the generic maintenance/capex reserve. Obtain personal tax advice before relying on it.