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	**$570/wk**	**$29,640**
Less Vacancy Allowance (2 weeks)		-$1,140
Rental Income After Vacancy		**$28,500**

Annual Operating Costs

	ANNUAL
Property Management (6.6%)	$1,881
Additional PM Fees	$0
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Repairs / Maintenance (Annual Override)	$3,389
Land Tax (VIC)	$975
Total Annual Operating Costs	**$10,645**

RENT AFTER VACANCY	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$28,500	**$17,855**	**-$13,629**	**-$262**

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	$35,371
Estimated Taxable Rental Position	-$6,871
Estimated Tax Benefit (37% marginal rate)	**$2,542**

Principal is estimated on a standard 30-year principal-and-interest schedule. Maintenance and repairs use the entered annual amount. Negative gearing is estimated at a 37% marginal tax rate on the modelled taxable rental loss; it excludes principal repayments and maintenance and repair costs. Obtain personal tax advice before relying on it.