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	**$600/wk**	**$31,200**
Less Vacancy Allowance (2 weeks)		-$1,200
Rental Income After Vacancy		**$30,000**

Annual Operating Costs

	ANNUAL
Property Management (8.8%)	$2,640
Additional PM Fees	$0
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Repairs / Maintenance (Annual Override)	$300
Land Tax (WA)	$0
Total Annual Operating Costs	**$7,340**

RENT AFTER VACANCY	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$30,000	**$22,660**	**-$8,298**	**-$160**

Loan Repayments

	ANNUAL
Interest (6.75%)	$28,482
Principal Repayment	$4,519
Total Annual Loan Repayments	**$33,001**

Estimated Negative Gearing Benefit

	ANNUAL
Estimated Tax-Deductible Rental Expenses	$35,522
Estimated Taxable Rental Position	-$5,522
Estimated Tax Benefit (37% marginal rate)	**$2,043**

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.