

PURCHASE

Property:	Parramatta	Rent Growth:	3.0%
Type:	One Bedroom Apartment	Capital Growth:	5.0%
Current Rent:	\$431 per week	Interest:	7.3% Fixed for 5 Years
Price:	\$369,000		
Loan Amount:	\$369,000		

	YEAR 1	YEAR 5
INCOME		
Rental at \$431 per week x 52 weeks	\$22,412	
Less management fee:	\$1,234	
	\$21,178	\$24,551
EXPENSE		
Mortgage \$369,000 @ 7.3% fixed	\$26,937	
Rates & water rates:	\$0	
Strata Levies & insurance:	\$0	
Land Tax:	\$0	
Other Fees:	\$390	
	\$27,327	\$27,327
YOUR ANNUAL COSTS: ^(a)	\$6,149	\$2,776
ADD DEPRECIATION ALLOWANCES ^(b)		
Prime building costs 4.0% x 25 years	\$4,287	
Fixtures & fittings (diminishing value):	\$6,846	
	\$11,133	\$7,091
TOTAL ALLOWABLE DEDUCTIONS: ^(a + b)	\$17,282	\$13,240
YOUR TAX REBATE ON 47.0% TAX RATE ^(c)	\$8,123	\$6,223
SUMMARY		
NET ANNUAL SURPLUS ^(c - a)	\$1,974	\$3,447
NET WEEKLY SURPLUS	\$38	\$66
PROPERTY VALUE	\$369,000	\$470,948
YOUR EQUITY	\$0	\$101,948

Disclaimer:

The calculations have been based on the information compiled from your inputs and 1 assumptions, and as such are in no way guaranteed. 2

It is important to know that the result is an estimate only and should not be considered financial advice. 3