

# CASE STUDY - New Duplex



*i4property has given me a lot of confidence and comfort on the way through, I was a little nervous at the start to be honest...but having been through the process and having seen their commitment and access to knowledge, and access to markets... I definitely would recommend i4property, no problem.*

**Geoff C**

## PROJECTED INVESTMENT ANALYSIS

	1 year	5 year	10 year
<b>Property Value</b>	<b>\$609,683</b>	<b>\$741,073</b>	<b>\$945,818</b>
Loan Amount	0	0	0
Capital Growth Rate	5%	5%	5%
Gross Rent p.a.	\$31,256	\$33,833	\$37,354
<b>Positive Cashflow Per Week</b>	<b>\$422</b>	<b>\$418</b>	<b>\$434</b>
Rental Expenses - total deduction p.a.	\$4,380	\$4,835	\$5,470
Interest on Loan - total deduction p.a.	0	0	0
Depreciation - total deduction p.a.	\$12,847	\$9,864	\$8,022
<b>Total Tax Deductions</b>	<b>\$17,227</b>	<b>\$14,699</b>	<b>\$13,492</b>



**STRATEGY:**  
Equity Uplift



**PURCHASE PRICE:**  
\$580,650



**ACTUAL 12 MONTH CAPITAL GROWTH**  
\$67,350 or  
11.6% pa



**RENTAL RETURN:**  
5.3%

**KEY BENEFITS / FEATURES**  
Quality Estate,  
High Owner  
Occupier Area