



6 months down the track and we are very happy with the purchase...

Steve Y

PROJECTED INVESTMENT ANALYSIS

	1 year	5 year	10 year
Property Value	\$157,500	\$191,442	\$244,334
Loan Amount	\$153,473	\$153,473	\$153,473
Capital Growth Rate	5%	5%	5%
Gross Rent p.a.	\$12,740	\$13,790	\$15,225
Positive Cashflow Per Week	\$48	\$53	\$57
Rental Expenses - total deduction p.a.	\$3,340	\$3,614	\$3,992
Interest on Loan - total deduction p.a.	\$7,674	\$7,674	\$7,674
Depreciation - total deduction p.a.	\$3,319	\$2,548	\$2,072
Total Tax Deductions P.A.	\$14,989	\$14,494	\$13,738



STRATEGY:
Starter



PURCHASE PRICE:
\$150,000



ACTUAL 12 MONTH CAPITAL GROWTH
\$35,000 or
23% pa



RENTAL RETURN:
8.5%

KEY BENEFITS / FEATURES

20 mins to major CBD, growth area