



Having a few investments already I told I4 property what type of real-estate property I required and a few months they provided me with a winner, they are with you the whole way and make it easier from start to finish.

Chris W



STRATEGY:
Steady Growth



PURCHASE PRICE:
\$569,660



ACTUAL 12 MONTH CAPITAL GROWTH
\$38,000 or
8.25% pa



RENTAL RETURN:
3.9% or \$345 pw

KEY BENEFITS / FEATURES

Corner block,
opposite school,
quality lend lease
estate

PROJECTED INVESTMENT ANALYSIS

	1 year	5 year	10 year
Property Value	\$598,143	\$727,047	\$927,916
Loan Amount	\$466,091	\$466,091	\$466,091
Capital Growth Rate	5%	5%	5%
Gross Rent p.a.	\$32,066	\$34,709	\$38,322
Positive Cashflow Per Week	\$157	\$163	\$183
Rental Expenses - total deduction p.a.	\$7,045	\$7,626	\$8,420
Interest on Loan - total deduction p.a.	\$20,974	\$20,974	\$20,974
Depreciation - total deduction p.a.	\$15,212	\$12,286	\$10,479
Total Tax Deductions p.a.	\$43,231	\$40,886	\$39,873