



i4property safely guided me into buying my first investment property and supported me throughout the journey. One year later, I'm very happy with the result.

N Davies

PROJECTED INVESTMENT ANALYSIS

	1 year	5 year	10 year
Property Value	\$472,495	\$574,320	\$732,994
Loan Amount	\$367,569	\$367,569	\$367,569
Capital Growth Rate	5%	5%	5%
Gross Rent p.a.	\$23,951	\$25,926	\$28,624
Positive Cashflow Per Week	\$80	\$80	\$111
Rental Expenses - total deduction p.a.	\$8,704	\$9,297	\$8,600
Interest on Loan - total deduction p.a.	\$15,254	\$15,254	\$15,254
Depreciation - total deduction p.a.	\$11,381	\$9,070	\$7,642
Total Tax Deductions p.a.	\$35,574	\$33,856	\$31,496



STRATEGY:
Steady Growth



PURCHASE PRICE:
\$449,995



ACTUAL 12 MONTH CAPITAL GROWTH
\$41,005 or
9.1% pa



RENTAL RETURN:
5.3%

KEY BENEFITS / FEATURES

Gated community, gym pool, leisure centre facilities, near Westfield Shopping Centre and 30 minutes to Brisbane CBD