

# CASE STUDY - New Dual Key House & Land



Having a few investments already I told i4property 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:**  
Equity Uplift



**PURCHASE PRICE:**  
\$569,660



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



**RENTAL RETURN:**  
5.6% or \$613 pw

**KEY BENEFITS / FEATURES**

Corner block,  
opposite school,  
quality lend lease  
estate

## PROJECTED INVESTMENT ANALYSIS

	1 year	5 year	10 year
<b>Property Value</b>	<b>\$598,143</b>	<b>\$727,047</b>	<b>\$927,916</b>
Loan Amount	\$466,091	\$466,091	\$466,091
Capital Growth Rate	5%	5%	5%
<b>Gross Rent p.a.</b>	<b>\$32,066</b>	<b>\$34,709</b>	<b>\$38,322</b>
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
<b>Total Tax Deductions p.a.</b>	<b>\$43,231</b>	<b>\$40,886</b>	<b>\$39,873</b>
<b>Positive Cashflow Per Week</b>	<b>\$157</b>	<b>\$163</b>	<b>\$183</b>