



i4property made investing easy by giving us the knowledge and plenty of assistance along the way.

Lisa M

PROJECTED INVESTMENT ANALYSIS

	1 year	5 year	10 year
Property Value	\$450,324	\$547,372	\$698,600
Loan Amount	\$364,257	\$364,257	\$364,257
Capital Growth Rate	5%	5%	5%
Gross Rent p.a.	\$18,103	\$19,983	\$22,608
Rental Expenses - total deduction p.a.	\$5,212	\$5,953	\$6,509
Interest on Loan - total deduction p.a.	\$16,392	\$16,392	\$16,392
Depreciation - total deduction p.a.	\$9,425	\$7,222	\$5,861
Total Tax Deductions p.a.	\$31,798	\$30,336	\$28,762
Positive Cashflow Per Week	\$27	\$25	\$35



STRATEGY:
Steady Growth



PURCHASE PRICE:
\$428,880



ACTUAL 12 MONTH CAPITAL GROWTH
\$41,005 or
8.6% pa



RENTAL RETURN:
4.2% or \$348pw

KEY BENEFITS / FEATURES

Near new trainline,
25 mins to the airport