

CASE STUDY - New House & Land



i4property helped us kick-start our investment journey from selecting a desirable location, a quality builder and a sought after property all the way through to the handover of the keys. We loved the video updates we received throughout the building process which allowed us a peace of mind. We would happily recommend their services.

Mr & Mrs Norris

PROJECTED INVESTMENT ANALYSIS

	1 year	5 year	10 year
Property Value	\$478,920	\$560,269	\$681,652
Loan Amount	\$425,228	\$425,228	\$425,228
Capital Growth Rate	4%	4%	4%
Gross Rent p.a.	\$22,829	\$24,230	\$26,102
Rental Expenses - total deduction p.a.	\$6,283	\$6,785	\$7,270
Interest on Loan - total deduction p.a.	\$18,072	\$18,072	\$18,072
Depreciation - total deduction p.a.	\$10,563	\$7,994	\$6,408
Total Tax Deductions p.a.	\$35,595	\$33,528	\$31,751
Positive Cashflow Per Week	\$59	\$52	\$54



STRATEGY:
Steady Growth



PURCHASE PRICE:
\$460,500



ACTUAL 12 MONTH CAPITAL GROWTH
\$41,500 or
9% pa



RENTAL RETURN:
4.95% or \$438pw

KEY BENEFITS / FEATURES

Street appeal,
creative 5th
bedroom design,
opposite park