

CASE STUDY - New Duplex



i4property has given me a lot of confidence and comfort on the way through, I was a little nervous at the start to be honest...but having been through the process and having seen their commitment and access to knowledge, and access to markets... I definitely would recommend i4property, no problem.

G Cooper

PROJECTED INVESTMENT ANALYSIS

	1 year	5 year	10 year
Property Value	\$609,683	\$741,073	\$945,818
Loan Amount	<cash buyer - no loan>	<cash buyer - no loan>	<cash buyer - no loan>
Capital Growth Rate	5%	5%	5%
Gross Rent p.a.	\$31,256	\$33,833	\$37,354
Rental Expenses - total deduction p.a.	\$4,380	\$4,835	\$5,470
Interest on Loan - total deduction p.a.	0	0	0
Depreciation - total deduction p.a.	\$12,847	\$9,864	\$8,022
Total Tax Deductions p.a.	\$17,227	\$14,699	\$13,492
Positive Cashflow Per Week	\$422	\$418	\$434



STRATEGY:
Equity Uplift



PURCHASE PRICE:
\$580,650



ACTUAL 12 MONTH CAPITAL GROWTH
\$67,350 or
11.6% pa



RENTAL RETURN:
5.38% or \$600pw

KEY BENEFITS / FEATURES

Quality Estate,
High Owner
Occupier Area