

# CASE STUDY - New Dual Key House & Land



*P. Barker is a busy, time poor executive who also needed assistance in getting into the investment market. i4property carried the load and sourced and purchased two quality investment properties over 12 months.*

**P Barker**

## PROJECTED INVESTMENT ANALYSIS

	1 year	5 year	10 year
<b>Property Value</b>	<b>\$531,950</b>	<b>\$678,918</b>	<b>\$866,490</b>
Loan Amount	\$436,346	\$436,346	\$436,346
Capital Growth Rate	5%	5%	5%
<b>Gross Rent p.a.</b>	<b>\$30,668</b>	<b>\$32,525</b>	<b>\$35,932</b>
Rental Expenses - total deduction p.a.	\$7,820	\$8,465	\$9,346
Interest on Loan - total deduction p.a.	\$19,636	\$19,636	\$19,636
Depreciation - total deduction p.a.	\$10,889	\$8,492	\$7,011
<b>Total Tax Deductions p.a.</b>	<b>\$39,432</b>	<b>\$37,680</b>	<b>\$35,993</b>
<b>Positive Cashflow Per Week</b>	<b>\$113</b>	<b>\$120</b>	<b>\$134</b>



**STRATEGY:**  
Cashflow King



**PURCHASE PRICE:**  
\$476,550



**ACTUAL 12 MONTH CAPITAL GROWTH**  
\$26,598 or  
5% pa



**RENTAL RETURN:**  
5.65% or \$589pw

### KEY BENEFITS / FEATURES

Dual income,  
high demand  
property