



| <b>Palm Apartments - 1 Bedroom unit</b>                              |               |                     |
|--|---------------|---------------------|
| <b>1 bedroom unit @ 90%</b>  |               |                     |
| <b>Initial Capital outlay</b>  |               |                     |
| Purchase Price   | \$ 200,000.00 |                     |
| Deposit (10%)  |               | \$ 20,000.00        |
| Stamp Duty   |               | \$ 6,830.00         |
| Legal costs  |               | \$ 1,200.00         |
| Lenders Mortgage insurance   |               | \$ 2,034.00         |
| Mortgage Stamp Duty  |               | \$ 532.00           |
| Miscellaneous Loan Costs   |               | \$ 400.00           |
| <b>Total Costs</b>   |               | <b>\$ 30,996.00</b> |
| Furniture Package (optional)   |               | \$ 5,000.00         |
| <b>Total Costs with Furniture package</b>                            |               | <b>\$ 35,996.00</b> |
| <b>Ongoing</b>   |               |                     |
| Rent per week  | \$ 300.00     |                     |
| Rental income p.a.   |               | \$ 15,000.00        |
| Debt   | \$ 180,000.00 |                     |
| Interest @ 8.5%  |               | \$ 15,300.00        |
| Strata   |               | \$ 2,000.00         |
| Rates  |               | \$ 300.00           |
| Repairs & Maintenance  |               | \$ 300.00           |
| Water  |               | \$ 200.00           |
| Agents fees @ 7.7% inc GST   |               | \$ 1,155.00         |
| <b>Total Expenses</b>  |               | <b>\$ 19,255.00</b> |
| Cashflow position  |               | <b>-\$ 4,255.00</b> |
| Add Depreciation   |               | \$ 2,000.00         |
| <b>Total tax loss</b>  |               | <b>-\$ 6,255.00</b> |
| Tax refund   |               | 2595.825            |
| <b>Net cost p.a.</b>   |               | <b>-1659.175</b>    |
| <b>Net cost per week</b>   |               | <b>-31.91</b>       |
| <b>Assumptions</b>   |               |                     |
| Tax rate of 40% + Medicare   |               |                     |
| Vacancy rate of 4%   |               |                     |
| <b>Figures are estimates only and these may be subject to change</b> |               |                     |

**Disclaimer:**

The information in this document should be treated as a guide only and is subject to change. The information has been provided by a number of external sources outside Thirdi Property. We have provided them in good faith, and we advise clients to validate this information with their own accountant or financial planner. Thirdi Property will **not** be held responsible for any inaccuracies in this information.

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