



Palm Apartments - 2 Bedroom unit			
2 Bedroom @ 90%			
Initial Capital outlay			
	Purchase Price	\$ 240,000.00	
	Deposit (10%)		\$ 24,000.00
	Stamp Duty		\$ 8,530.00
	Legal costs		\$ 1,200.00
	Lenders Mortgage insurance		\$ 2,441.00
	Mortgage Stamp Duty		\$ 640.00
	Miscellaneous Loan Costs		\$ 400.00
	Total Costs		\$ 37,211.00
	Furniture Package (optional)		\$ 5,000.00
	Total Costs with Furniture package		\$ 42,211.00
Ongoing			
	Rent per week	\$ 330.00	
	Rental income p.a.		\$ 16,500.00
	Debt	\$ 216,000.00	
	Interest @ 8.5%		\$ 18,360.00
	Strata		\$ 2,000.00
	Rates		\$ 300.00
	Repairs & Maintenance		\$ 300.00
	Water		\$ 200.00
	Agents fees @ 7.7% inc GST		\$ 1,270.50
	Total Expenses		\$ 22,430.50
	Cashflow position		-\$ 5,930.50
Add	Depreciation		\$ 2,000.00
	Total tax loss		-\$ 7,930.50
	Tax refund		\$ 3,291.16
	Net cost p.a.		-\$ 2,639.34
	Net cost per week		-\$ 50.76
Assumptions			
	Tax rate of 40% + Medicare		
	Vacancy rate of 4%		
Figures are estimates only and these may be subject to change			

Disclaimer:

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For more information on this document please email whyalla@thirdiproperty.com.au