

# INVESTMENT PROPERTY ANALYSIS



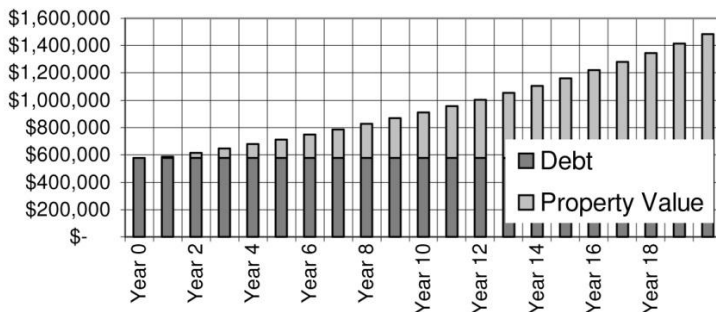
**ANALYSIS FOR: 12 Barramul Street Bulimba  
Precinct Apartment 12 - 2 bedroom 2 bath**

		Year 1	Year 2	Year 3	Year 4	Year 5
<b>Purchase Price</b>	\$ 559,000					
<b>Initial Costs on Purchase</b>						
Stamp Duty	\$ 18,188					
Legal Fees	\$ 1,100					
Finance Costs	\$ 600					
<b>Total</b>	<b>\$ 19,888</b>					
<b>Amount Borrowed (100%)</b>	<b>\$ 578,888</b>					

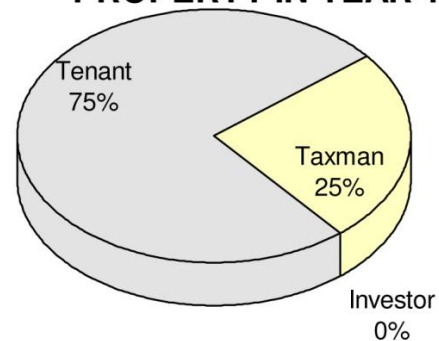
## CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Rental Income (\$670 per week)</b>	<b>\$ 34,840</b>	<b>\$ 35,885</b>	<b>\$ 36,962</b>	<b>\$ 38,071</b>	<b>\$ 39,213</b>
<b>Less Allowable Deductions</b>					
<b>Cash Deductions</b>					
Loan Interest @ 6%	\$34,733	\$34,733	\$34,733	\$34,733	\$34,733
Council Rates	\$1,350	\$1,391	\$1,432	\$1,475	\$1,519
Body Corporate	\$2,460	\$2,534	\$2,610	\$2,688	\$2,769
Property Management @ 8%	\$2,787	\$2,871	\$2,957	\$3,046	\$3,137
Insurance	\$250	\$258	\$265	\$273	\$281
<b>Allowable Cash Deductions</b>	<b>\$41,580</b>	<b>\$41,786</b>	<b>\$41,997</b>	<b>\$42,215</b>	<b>\$42,440</b>
<b>Non-Cash Deductions</b>					
Borrowing Costs	\$120	\$120	\$120	\$120	\$120
Depreciation - Building @ 2.5%	\$6,711	\$6,711	\$6,711	\$6,711	\$6,711
Depreciation - Fixtures & Fittings	\$10,902	\$10,357	\$7,275	\$4,942	\$3,557
<b>Total Allowable Deductions</b>	<b>\$59,313</b>	<b>\$58,974</b>	<b>\$56,103</b>	<b>\$53,988</b>	<b>\$52,828</b>
<b>Tax Return (Based on 48.5%)</b>	<b>\$11,380</b>	<b>\$10,736</b>	<b>\$8,901</b>	<b>\$7,402</b>	<b>\$6,331</b>
<b>AFTER-TAX CASH FLOW (surplus)</b>	<b>\$4,640</b>	<b>\$4,836</b>	<b>\$3,865</b>	<b>\$3,257</b>	<b>\$3,104</b>
<b>AFTER-TAX CASH FLOW (per week)</b>	<b>\$89.23</b>	<b>\$92.99</b>	<b>\$74.33</b>	<b>\$62.63</b>	<b>\$59.69</b>

## PROPERTY VALUE vs DEBT



## WHO PAYS FOR THE PROPERTY IN YEAR 1



Assuming Capital Growth Rate of 5% p.a.	Start	Year 1	Year 2	Year 3	Year 4	Year 5
Property Value	\$ 559,000	\$ 586,950	\$ 616,298	\$ 647,112	\$ 679,468	\$ 713,441
Amount Owning	\$ 578,888	\$ 578,888	\$ 578,888	\$ 578,888	\$ 578,888	\$ 578,888

**General Advice Warning:** This advice may not be suitable to you because it contains general advice that has not been tailored to your personal circumstances.

Please seek personal financial advice prior to acting on this information. Investment Performance: Past performance is not a reliable guide to future returns as future returns may differ from and be more or less volatile than past returns. Disclosure: Julian King (ASIC No. 249340), Vanessa Martin (ASIC No. 277762) & Wayne Spelleken (ASIC no. 276801) are Authorised Representatives of Prosperitus Pty Ltd, ABN 43 010 644 51 2.

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