



Date of issue: 29 March 2022

Prepared by: Equity Wealth Buyers Agents

Address

Purchase price negotiated

Brisbane metro - North side - House 4/2/2

\$913,500.00

Loan Amount & 2.85% I/O

\$730,800.00

Deposit 20%

\$182,700.00

Estimated Stamp Duty

Estimated Legals

\$34,132.50

Buyers Agent Fee

\$1,970.00

Building & Pest Inspection

\$15,400.00

Estimated Total Capital Required

\$500.00

\$234,702.50

Estimated Market Rent - Lower

\$710.00

Estimated Market Rent - Higher

\$740.00

Vac Poss/In Lease

Vendor

Bedrooms

4

Bathrooms

2

Lock up Garage

2

Size of property (approx. size m²)

805

Age of property (approx. years)

45

Construction type

brick/cladding

Approx. # units in block

na

Estimate Renovation Cost

na

Listed @ \$935,000

Estimated Gr. Yield on purchase

Low Rent

4.05%

High Rent

4.22%

Finance Details

Deposit

20.00%

Interest rate

2.85%

Loan Type

I/O

Estimated Expenses

Estimated Council Rates

Weekly

\$41.04

Monthly

\$178.33

Annually

\$2,140.00

Estimated Body Corporate Fees

\$0.00

\$0.00

Estimated Water Rates

\$19.85

\$86.25

\$1,035.00

Estimated Management Fees 8%

\$56.80

\$246.81

\$2,961.72

Estimated Repayments

\$399.44

\$1,735.65

\$20,827.80

Estimated Building Insurance

\$45.07

\$195.83

\$2,350.00

Estimated Landlord Insurance

\$28.48

\$123.75

\$1,485.00

*Total Excluding Repayments

\$191.24

\$830.98

\$9,971.72

Totals

\$590.68

\$2,566.63

\$30,799.52

Income Comparables

Estimated Lower Rent

\$710.00

\$3,085.12

\$37,021.46

Estimated Higher Rent

\$740.00

\$3,215.48

\$38,585.75

Estimated Cashflow before tax considerations

Estimated Lower Rent

\$119.32

\$518.50

\$6,221.94

Estimated Higher Rent

\$149.32

\$648.85

\$7,786.23

Comments

17kms from CBD, Estimated 12-month growth circa 8%-10%

QLD TRANSFER DUTY RATES

Dutiable value

\$5,000 to \$75,000

\$75,000 to \$540,000

\$540,000 to \$1,000,000

Over \$1,000,000

Duty rate

\$1.50 for each \$100, or part of \$100, over \$5,000

\$1,050 plus \$3.50 for each \$100, or part of \$100, over \$75,000

\$17,325 plus \$4.50 for each \$100, or part of \$100, over \$540,000

\$38,025 plus \$5.75 for each \$100, or part of \$100, over \$1,000,000

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Please note that: no provisions are made for unforeseeable repairs and maintenance which may arise; no provisions have been made for tax and duties benefits and liabilities; repayments are calculated at a rate of 2.85% on an 80% loan which may vary from your circumstances; all information in the Documents have been collated from third parties and are relevant to the "Date of Issue" only.

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