



Date of issue: 29 March 2022

Prepared by: Equity Wealth Buyers Agents

|                                  |   |  |               |
|----------------------------------|---|--|---------------|
| <b>Address</b>                   | Brisbane metro - North side - House 4/2/2 |  |               |
| Purchase price negotiated        | <b>\$913,500.00</b>                       | Listed @ <b>\$935,000</b>              |               |
| Loan Amount & 2.85% I/O          | \$730,800.00                              | <b>Estimated Gr. Yield on purchase</b> |               |
| Deposit 20%                      | \$182,700.00                              | Low Rent                               | High Rent     |
| <b>Estimated Stamp Duty</b>      | <b>\$34,132.50</b>                        | <b>4.05%</b>                           | <b>4.22%</b>  |
| Estimated Legals                 | \$1,970.00                                | <b>Finance Details</b>                 |               |
| Buyers Agent Fee                 | \$15,400.00                               | Deposit                                | Interest rate |
| Building & Pest Inspection       | \$500.00                                  | 20.00%                                 | 2.85%         |
| Estimated Total Capital Required | <b>\$234,702.50</b>                       | Loan Type                              | I/O           |

| <b>Estimated Expenses</b>          | <b>Weekly</b>   | <b>Monthly</b>    | <b>Annually</b>    |
|------------------------------------|-----------------|-------------------|--------------------|
| Estimated Council Rates            | \$41.04         | \$178.33          | \$2,140.00         |
| Estimated Body Corporate Fees      | \$0.00          | \$0.00            | <b>\$0.00</b>      |
| 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         |
| <b>*Total Excluding Repayments</b> | <b>\$191.24</b> | <b>\$830.98</b>   | <b>\$9,971.72</b>  |
| <b>Totals</b>                      | <b>\$590.68</b> | <b>\$2,566.63</b> | <b>\$30,799.52</b> |

|   |                 |  |         |        |
|---|-----------------|--|---------|--------|
| Estimated Market Rent - Lower                   | <b>\$710.00</b> | Appraisal by 3rd Party Property Manager                |         |        |
| Estimated Market Rent - Higher                  | <b>\$740.00</b> |  |         |        |
| Vac Poss/In Lease                               | Vendor          | For \$   | 0       | Until  |
| Bedrooms  | 4               |  |         | na     |
| Bathrooms                                       | 2               |  |         |        |
| Lock up Garage                                  | 2               | C/Spc  | na      | C/Port |
| Size of property (approx. size m <sup>2</sup> ) | 805             | As per   | RP data | na     |
| Age of property (approx. years)                 | 45              | As per   | RP data |        |
| Construction type                               | brick/cladding  |  |         |        |
| Approx. # units in block                        | na              | <b>Comments</b>  |         |        |
| Estimate Renovation Cost                        | na              | 17kms from CBD, Estimated 12-month growth circa 8%-10% |         |        |

| <b>Income Comparables</b> | <b>Weekly</b> | <b>Monthly</b> | <b>Annually</b> |
|---------------------------|---------------|----------------|-----------------|
| Estimated Lower Rent      | \$710.00      | \$3,085.12     | \$37,021.46     |
| Estimated Higher Rent     | \$740.00      | \$3,215.48     | \$38,585.75     |

  

| <b>Estimated Cashflow before tax considerations</b> | <b>Weekly</b>   | <b>Monthly</b>  | <b>Annually</b>   |
|---|-----------------|-----------------|-------------------|
| Estimated Lower Rent                                | <b>\$119.32</b> | <b>\$518.50</b> | <b>\$6,221.94</b> |
| Estimated Higher Rent                               | <b>\$149.32</b> | <b>\$648.85</b> | <b>\$7,786.23</b> |

**QLD TRANSFER DUTY RATES**

| <b>Dutiable value</b>    | <b>Duty rate</b>  |
|--------------------------|---|
| \$5,000 to \$75,000      | \$1.50 for each \$100, or part of \$100, over \$5,000                   |
| \$75,000 to \$540,000    | \$1,050 plus \$3.50 for each \$100, or part of \$100, over \$75,000     |
| \$540,000 to \$1,000,000 | \$17,325 plus \$4.50 for each \$100, or part of \$100, over \$540,000   |
| Over \$1,000,000         | \$38,025 plus \$5.75 for each \$100, or part of \$100, over \$1,000,000 |

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EQUITY WEALTH BUYERS AGENTS | PH: 1300 131 231  
equitywealth.com.au | enquiry@equitywealth.com.au