

Brisbane Property Brokers Pty Ltd

PROPERTY INVESTMENT CASH FLOW ANALYSIS - FIRST YEAR

09-May-2009

Prepared for: New Homes - NRAS
 Consultant: Michael Morris
 Property: Brisbane
 Description: 4 bedroom house and land, 2 car garage.

Investment Cost

Purchase price	370,000
Purchase costs	5,450
Loan costs	1,195
Total investment cost	376,645

Loan Details

Initial cash invested	0
Initial loan amount (total cost + any additional loan – cash invested)	376,645
Loan type	I/O (5.04%)
Interest payments	18,983
Total loan payments	18,983
Closing loan balance	376,645

Property Income and Expenditure

Rental income	14,040
Rental expenses	3,004
Net rental income (rent retained – expenses paid)	11,036

Pre-Tax Cash Flow (net rent – loan payments) -7,947

Tax Deductions

Cash deductions	
Loan interest	18,983
Rental expenses	3,004
Non-Cash Deductions	
Depreciation – Building (\$179,000 @ 2.50%)	4,475
Depreciation – Furniture, fixtures & fittings	3,200
Loan cost write-off (\$1,195 over 5 yrs)	239
Total Tax Deductions	29,901

Tax Credit Calculation

Present taxable income	70,000
Rental income	14,040
Total income	84,040
Rental deductions	29,901
New taxable income	54,139
Present tax	16,050
New tax	2,382
Tax credit or rebate	13,668

Annual after-tax surplus (pre-tax cash flow + tax credit) **\$5,721**

Weekly after-tax surplus **\$110**

Disclaimer: Note that the computer projections listed above simply illustrate the outcome calculated from the input values and the assumptions contained in the model. Hence the figures can be varied as required and are in no way intended to be a guarantee of future performance. Although the information is provided in good faith, it is also given on the basis that no person using the information, in whole or in part, shall have any claim against Brisbane Property Brokers Pty Ltd, its servants, employees or consultants.

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