

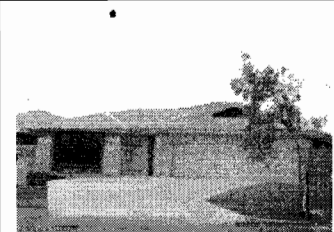


PROPERTY INVESTMENT ANALYSIS (DESCRIPTIVE)

02-Jun-2010

Prepared for: New Homes - NRAS
 Consultant: Mark Illingworth
 Property: Nth Booval
 Description: 4 bedroom house and land, 2 car garage.

SUMMARY

	Assumptions		Projected results over	10 yrs
	Property value	\$378,000	Property value	\$615,722
	Investment	\$0	Equity	\$230,304
	Gross yield	3.71%	After-tax return /yr	??%
	Net yield	2.45%	Net present value	\$199,938
	Growth rate	5.00%	IF SOLD	
	Inflation rate	2.60%	Selling costs & CGT	\$74,694
	Interest rate	7.00%	Equity	\$155,610
	Taxable income	\$80,000	After-tax return /yr	??%

COMPUTER PROJECTIONS

Investment Analysis	Projections over 10 years					
	2009	2010	2011	2012	2014	2019
End of year						
Property value	\$378,000	396,900	416,745	437,582	482,434	615,722
Purchase costs	\$4,873					
Investments	\$0					
Loan amount	\$385,418	385,418	385,418	385,418	385,418	385,418
Equity	\$-7,418	11,482	31,327	52,164	97,016	230,304
Capital growth rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Inflation rate (CPI)	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%
Gross rent /week	\$270	14,040	14,405	14,780	15,558	17,689
Cash deductions						
Interest (I/O)	7.00%	26,979	26,979	26,979	26,979	26,979
Rental expenses	33.93%	4,764	4,888	5,015	5,279	6,002
Pre-tax cash flow	\$0	-17,703	-17,462	-17,215	-16,700	-15,293
Non-cash deductions						
Deprec.of building	2.50%	6,750	6,750	6,750	6,750	6,750
Deprec.of fittings	\$22,300	4,926	3,872	2,932	2,155	594
Loan costs	\$2,545	509	509	509	509	
Total deductions		43,928	42,998	42,185	41,672	40,325
Tax credit (single)	\$80,000	18,087	18,112	18,183	18,701	20,136
After-tax cash flow	\$0	384	650	968	2,000	4,843
Rate of return (IRR)	?	After-tax cash flow per week				
Pre-tax equivalent	?	7	13	19	38	93

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..