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Property Analyser

Legal Disclaimer

The generated report is not to be use as legal aid.

The information resulting from this report is to be considered educational guidance only.

Always engage a licensed accountant and/or legal representative where/ when seeking financial advice

Property Address	1 & 2/17 Broad Court, Norman Gardens, Qld 4701		
Property Price	\$425,000	Deposit	\$95,000
Stamp Duty	\$15,000	Date	02/05/2121

Property Status	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$517,500	\$595,125	\$684,394	\$787,053	\$905,111	\$1,040,877	\$1,197,009	\$1,376,560	\$1,583,044	\$1,820,501
Mortgage	\$347,150	\$347,150	\$347,150	\$347,150	\$347,150	\$347,150	\$347,150	\$347,150	\$347,150	\$347,150
LVR (Loan to Value Ratio)	67.1%	58.3%	50.7%	44.1%	38.4%	33.4%	29%	25.2%	21.9%	19.1%
Gross Yield	7.4%	7.6%	7.9%	8.1%	8.3%	8.6%	8.9%	9.1%	9.4%	9.7%
Net Yield	5.6%	5.8%	6.0%	6.1%	6.3%	6.5%	6.7%	6.9%	7.1%	7.3%
Cashflow Deductions P/A										
Interest Payments	\$11,803	\$11,803	\$11,803	\$11,803	\$11,803	\$11,803	\$11,803	\$11,803	\$11,803	\$11,803
Principle Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Expenses	\$7,620	\$7,849	\$8,084	\$8,327	\$8,576	\$8,834	\$9,099	\$9,372	\$9,653	\$9,942
Pre-Tax Cashflow	\$12,077	\$12,793	\$13,531	\$14,291	\$15,074	\$15,880	\$16,711	\$17,566	\$18,447	\$19,355
Non Cash Deductions P/A										
Depreciation	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$940	\$883.60	\$830.58	\$780.75	\$733.91
Total Deductions	\$20,523	\$20,752	\$20,987	\$21,230	\$21,479	\$21,577	\$21,785	\$22,005	\$22,237	\$22,479
Net Profit/(Loss)	\$10,977	\$11,693	\$12,431	\$13,191	\$13,974	\$14,940	\$15,827	\$16,736	\$17,667	\$18,621
Tax Refund	-\$2,525	-\$2,689	-\$2,859	-\$3,034	-\$3,214	-\$3,436	-\$3,640	-\$3,849	-\$4,063	-\$4,283
Net Cashflow	\$9,552	\$10,104	\$10,672	\$11,257	\$11,860	\$12,444	\$13,071	\$13,717	\$14,384	\$15,072
Growth Per Year										
Equity at 90%	\$118,600	\$188,463	\$268,804	\$361,198	\$467,450	\$589,640	\$730,158	\$891,754	\$1,077,590	\$1,291,301
Capital Growth	\$77,625	\$89,269	\$102,659	\$118,058	\$135,767	\$156,132	\$179,551	\$206,484	\$237,457	\$273,075
Rental Income	\$31,500	\$32,445	\$33,418	\$34,421	\$35,454	\$36,517	\$37,613	\$38,741	\$39,903	\$41,100
Net Growth + Cash Flow										
Net Growth + Cash Flow	\$87,177	\$99,373	\$113,331	\$129,315	\$147,627	\$168,576	\$192,622	\$220,201	\$251,841	\$288,147