

Mountain Crest

		Initial cost	Rental	Bond	Rates	Levies	Insurance	R&M	Net income	Annualised	Capital growth
Type 1	Year 1	1 850 000	12 448 -	12 988 -	600 -	1 200 -	1 000 -	1 500 -	4 840 -	58 080	148 000
	Year 2		13 444 -	12 988 -	636 -	1 272 -	1 100 -	1 650 -	4 202 -	50 424	159 840
	Year 3		14 519 -	12 988 -	674 -	1 348 -	1 210 -	1 815 -	3 516 -	42 192	172 627
	Year 4		15 681 -	12 988 -	715 -	1 429 -	1 331 -	1 997 -	2 779 -	33 342	186 437
	Year 5		16 395 -	12 988 -	757 -	1 515 -	1 464 -	2 196 -	2 525 -	30 303	201 352

Upfront deposit 20% 370 000

2 330 467

1 452 644 How much to pay

877 823 Profit on sale

233 047 Commission

644 776 Total profit on sale

Rental loss - 204 796

439 980 Total profit

26 742 Tax

413 239 Net profit

Return ROI

89 920	
109 416	24%
130 435	54%
153 095	
171 049	

	Proceeds	2 330 467	
/ in	Base cost	1 904 100	
		426 367	
		95 506	26 742
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