# Property 1

**Address:** 111 Bogus Street **State:** ACT **Type:** Apartment (<= 3 Storeys) **Purpose:** Normal Investment Property

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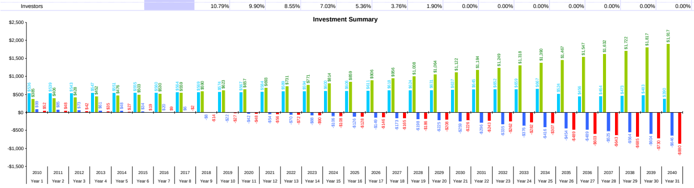
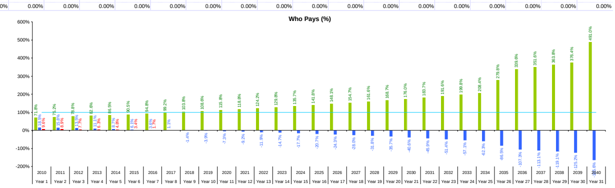
| Property Information | Input | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Property Data** | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Purchase Price | | $300,000 | | | | | | | | | | | | | |
| Deposit Paid | | $60,000 | | | | | | | | | | | | | |
| Purchase less Deposit | | $240,000 | | | | | | | | | | | | | |
| Capital Growth Rate | | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% |
| CPI Inflation Rate | | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| Rental Growth Rate | | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% |
| Holding Cost Growth Rate | | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| Initial Cash Outlay | | $92,533 | | | | | | | | | | | | | |
| **Purchase/Acquisition Costs** | Input | | | | | | | | | | | | | | |
| Solicitor/Conveyancing Costs | $1,000 | $1,000 | | | | | | | | | | | | | |
| Stamp Duty | | $10,900 | | | | | | | | | | | | | |
| Mortgage Registration Fee | | $220 | | | | | | | | | | | | | |
| Land Transfer/Registration Fee | | $213 | | | | | | | | | | | | | |
| Torrens Assurance Levy | | | | | | | | | | | | | | | |
| Mortgage Insurance | $0 | $0 | | | | | | | | | | | | | |
| Pre-purchase Inspections | $200 | $200 | | | | | | | | | | | | | |
| NRAS Application Fee | $2,000 | $0 | | | | | | | | | | | | | |
| Other Fees | $0 | $0 | | | | | | | | | | | | | |
| **Renovations** | Input | | | | | | | | | | | | | | |
| Renovations | $20,000 | $20,000 | | | | | | | | | | | | | |
| Expenses of a Capital Nature | $20,000 | $20,000 | | | | | | | | | | | | | |
| **Performance Information** | Input | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| **Rental Yield** | | | | | | | | | | | | | | | |
| Internal Rate of Return (Year 1 to Year N) | | N/A | -6.52% | -1.34% | 1.54% | 3.46% | 4.82% | 5.82% | 6.57% | 7.16% | 7.64% | 8.03% | 8.34% | 8.60% | 8.83% |
| Gross Rental Yield on Purchase Price (%) | | 4.41% | 7.03% | 7.42% | 7.83% | 8.26% | 8.71% | 9.19% | 9.70% | 10.23% | 10.79% | 11.39% | 12.01% | 12.67% | 13.37% |
| Net Rental Yield on Purchase Price (%) | | 2.66% | 4.32% | 4.64% | 4.97% | 5.33% | 5.72% | 6.12% | 6.55% | 7.00% | 7.48% | 8.18% | 8.53% | 9.10% | 9.70% |
| Gross Rental Yield (GRY) on Market Value (%) | | | | | | | | | | | | | | | |
| GRY on Start of Year Market Value (%) | | 4.41% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% |
| GRY on End of Year Market Value (%) | | 4.26% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% |
| Net Rental Yield (NRY) on Market Value (%) | | | | | | | | | | | | | | | |
| NRY on Start of Year Market Value (%) | | 2.66% | 4.16% | 4.24% | 4.31% | 4.38% | 4.45% | 4.52% | 4.58% | 4.64% | 4.70% | 4.88% | 4.82% | 4.87% | 4.92% |
| NRY on End of Year Market Value (%) | | 2.56% | 3.95% | 4.02% | 4.09% | 4.15% | 4.22% | 4.28% | 4.34% | 4.40% | 4.46% | 4.62% | 4.57% | 4.62% | 4.67% |
| Cash on Cash Rental Yield (%) | | -3.39% | -3.94% | -2.65% | -1.27% | 0.19% | 1.75% | 3.40% | 5.15% | 7.02% | 8.99% | 11.72% | 13.33% | 15.69% | 18.21% |
| **Equity Information** | | | | | | | | | | | | | | | |
| Start of Year Market Value | $300,000 | $300,000 | $310,924 | $328,025 | $346,067 | $365,100 | $385,181 | $406,366 | $428,716 | $452,295 | $477,172 | $503,416 | $531,104 | $560,315 | $591,132 |
| End of Year Market Value | | $310,924 | $328,025 | $346,067 | $365,100 | $385,181 | $406,366 | $428,716 | $452,295 | $477,172 | $503,416 | $531,104 | $560,315 | $591,132 | $623,644 |
| Annual Appreciation | | $10,924 | $17,101 | $18,041 | $19,034 | $20,081 | $21,185 | $22,350 | $23,579 | $24,876 | $26,244 | $27,688 | $29,211 | $30,817 | $32,512 |
| Start of Year Home Loan Balance | | $240,000 | $237,944 | $234,653 | $231,123 | $227,337 | $223,276 | $218,920 | $214,248 | $209,237 | $203,862 | $198,097 | $191,914 | $185,282 | $178,169 |
| Home Loan 1 Balance | | $140,000 | $138,601 | $136,362 | $133,960 | $131,385 | $128,623 | $125,661 | $122,485 | $119,078 | $115,425 | $111,508 | $107,306 | $102,801 | $97,969 |
| Home Loan 2 Balance | | $100,000 | $99,343 | $98,291 | $97,163 | $95,952 | $94,653 | $93,259 | $91,763 | $90,159 | $88,437 | $86,590 | $84,608 | $82,481 | $80,199 |
| End of Year Home Loan Balance | | $237,944 | $234,653 | $231,123 | $227,337 | $223,276 | $218,920 | $214,248 | $209,237 | $203,862 | $198,097 | $191,914 | $185,282 | $178,169 | $170,539 |
| Home Loan 1 Balance | | $138,601 | $136,362 | $133,960 | $131,385 | $128,623 | $125,661 | $122,485 | $119,078 | $115,425 | $111,508 | $107,306 | $102,801 | $97,969 | $92,788 |
| Home Loan 2 Balance | | $99,343 | $98,291 | $97,163 | $95,952 | $94,653 | $93,259 | $91,763 | $90,159 | $88,437 | $86,590 | $84,608 | $82,481 | $80,199 | $77,751 |
| Equity in Property | | $72,980 | $93,372 | $114,944 | $137,764 | $161,905 | $187,446 | $214,468 | $243,058 | $273,309 | $305,319 | $339,190 | $375,033 | $412,963 | $453,105 |
| Equity Gain | | $10,924 | $17,101 | $18,041 | $19,034 | $20,081 | $21,185 | $22,350 | $23,579 | $24,876 | $26,244 | $27,688 | $29,211 | $30,817 | $32,512 |
| **Annual Rent** | Input | $13,242 | $21,100 | $22,261 | $23,485 | $24,776 | $26,139 | $27,577 | $29,094 | $30,694 | $32,382 | $34,163 | $36,042 | $38,024 | $40,115 |
| Rented Weeks | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Weekly Market Rent | $400 | $400 | $422 | $445 | $470 | $496 | $523 | $552 | $582 | $614 | $648 | $683 | $721 | $760 | $802 |
| NRAS Weekly Rent Discount Rate (%) | 20.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | | | |
| Weekly Rent | $400 | $400 | $422 | $445 | $470 | $496 | $523 | $552 | $582 | $614 | $648 | $683 | $721 | $760 | $802 |
| Average Monthly Rent | | $1,667 | $1,758 | $1,855 | $1,957 | $2,065 | $2,178 | $2,298 | $2,424 | $2,558 | $2,698 | $2,847 | $3,003 | $3,169 | $3,343 |
| Average Weekly Rent | | $385 | $406 | $428 | $452 | $476 | $503 | $530 | $559 | $590 | $623 | $657 | $693 | $731 | $771 |
| **Home Loan Information** | Input | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| Home Loan Amount | | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 |
| Loan to Value Ratio (LVR) - Purchase Price (%) | | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% |
| Loan to Value Ratio (LVR) - Market Value (%) | | | | | | | | | | | | | | | |
| LVR on Start of Year Market Value (%) | | 80.00% | 77.19% | 73.17% | 69.35% | 65.74% | 62.31% | 59.06% | 55.98% | 53.06% | 50.30% | 47.67% | 45.19% | 42.83% | 40.60% |
| LVR on End of Year Market Value (%) | | 77.19% | 73.17% | 69.35% | 65.74% | 62.31% | 59.06% | 55.98% | 53.06% | 50.30% | 47.67% | 45.19% | 42.83% | 40.60% | 38.48% |
| Home Loan Repayment | | $13,167 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 |
| Interest Repayment | | $11,112 | $16,596 | $16,357 | $16,101 | $15,826 | $15,531 | $15,215 | $14,876 | $14,513 | $14,122 | $13,704 | $13,255 | $12,774 | $12,258 |
| Principal Repayment | Yes | $2,056 | $3,291 | $3,530 | $3,786 | $4,061 | $4,356 | $4,672 | $5,011 | $5,375 | $5,765 | $6,183 | $6,632 | $7,113 | $7,630 |
| **Home Loan 1** | | | | | | | | | | | | | | | |
| Home Loan Amount | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 |
| Interest Rate | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% |
| Interest Repayment - 26 Fortnights | | $6,458 | $9,628 | $9,465 | $9,292 | $9,105 | $8,905 | $8,691 | $8,461 | $8,214 | $7,950 | $7,666 | $7,362 | $7,035 | $6,686 |
| Principal Repayment - 26 Fortnights | Yes | $1,399 | $2,239 | $2,402 | $2,575 | $2,762 | $2,962 | $3,176 | $3,406 | $3,653 | $3,918 | $4,201 | $4,505 | $4,832 | $5,181 |
| Total Repayment - 26 Fortnights | | $7,857 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 |
| **Home Loan 2** | | | | | | | | | | | | | | | |
| Home Loan Amount | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 |
| Interest Rate | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% |
| Interest Repayment - 26 Fortnights | | $4,653 | $6,968 | $6,892 | $6,809 | $6,721 | $6,626 | $6,525 | $6,416 | $6,299 | $6,173 | $6,038 | $5,894 | $5,739 | $5,572 |
| Principal Repayment - 26 Fortnights | Yes | $657 | $1,052 | $1,129 | $1,211 | $1,299 | $1,394 | $1,496 | $1,605 | $1,722 | $1,847 | $1,982 | $2,127 | $2,282 | $2,448 |
| Total Repayment - 26 Fortnights | | $5,310 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 |
| Debt Service Ratio | | 9.61% | 13.43% | 13.19% | 12.94% | 12.70% | 12.46% | 12.22% | 11.97% | 11.73% | 11.49% | 11.26% | 11.01% | 10.77% | 10.54% |
| Mortgage Constant | | 5.49% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% |
| **Expenses Information** | Input | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| **Annual Property Expenses** | | $24,727 | $36,644 | $36,284 | $35,986 | $35,744 | $35,356 | $35,113 | $35,014 | $34,957 | $34,936 | $34,373 | $34,997 | $35,074 | $35,179 |
| **Cash Deductions** | | $16,382 | $24,750 | $24,711 | $24,661 | $24,599 | $24,523 | $24,432 | $24,326 | $24,202 | $24,059 | $23,319 | $23,711 | $23,502 | $23,267 |
| Advertising for Tenants | $80 | $53 | $82 | $83 | $85 | $87 | $88 | $90 | $92 | $94 | $96 | $98 | $99 | $101 | $103 |
| Body Corporate Fees/Charges | $2,500 | $1,655 | $2,550 | $2,601 | $2,653 | $2,706 | $2,760 | $2,815 | $2,872 | $2,929 | $2,988 | $3,047 | $3,108 | $3,171 | $3,234 |
| Cleaning | $200 | $132 | $204 | $208 | $212 | $216 | $221 | $225 | $230 | $234 | $239 | $244 | $249 | $254 | $259 |
| Council Rates | $800 | $530 | $816 | $832 | $849 | $866 | $883 | $901 | $919 | $937 | $956 | $975 | $995 | $1,015 | $1,035 |
| Gardening/Lawn Mowing | $200 | $132 | $204 | $208 | $212 | $216 | $221 | $225 | $230 | $234 | $239 | $244 | $249 | $254 | $259 |
| Insurance | $400 | $265 | $408 | $416 | $424 | $433 | $442 | $450 | $459 | $469 | $478 | $488 | $497 | $507 | $517 |
| Interest on Loan(s) | | $11,112 | $16,596 | $16,357 | $16,101 | $15,826 | $15,531 | $15,215 | $14,876 | $14,513 | $14,122 | $13,704 | $13,255 | $12,774 | $12,258 |
| Land Tax | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Legal Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Pest Control | $400 | $265 | $408 | $416 | $424 | $433 | $442 | $450 | $459 | $469 | $478 | $488 | $497 | $507 | $517 |
| Property Agent Fees/Commission (%) | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% |
| Property Agent Fees/Commission | | $662 | $1,055 | $1,113 | $1,174 | $1,239 | $1,307 | $1,379 | $1,455 | $1,535 | $1,619 | $1,131 | $1,802 | $1,901 | $2,006 |
| NRAS Property Agent Fees/Commission (%) | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% |
| NRAS Property Agent Fees/Commission | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| NRAS Ongoing Expenses | $200 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | | | |
| Repairs and Maintenance | $1,000 | $662 | $1,020 | $1,040 | $1,061 | $1,082 | $1,104 | $1,126 | $1,149 | $1,172 | $1,195 | $1,219 | $1,243 | $1,268 | $1,294 |
| Stationery, Telephone & Postage | $400 | $265 | $408 | $416 | $424 | $433 | $442 | $450 | $459 | $469 | $478 | $488 | $497 | $507 | $517 |
| Travel Expenses | $150 | $99 | $153 | $156 | $159 | $162 | $166 | $169 | $172 | $176 | $179 | $183 | $187 | $190 | $194 |
| Water Charges | $480 | $318 | $490 | $499 | $509 | $520 | $530 | $541 | $551 | $562 | $574 | $585 | $597 | $609 | $621 |
| Sundry Rental Expenses | $350 | $232 | $357 | $364 | $371 | $379 | $386 | $394 | $402 | $410 | $418 | $427 | $435 | $444 | $453 |
| Sundry Rental Expense 1 (You can rename) | $50 | $33 | $51 | $52 | $53 | $54 | $55 | $56 | $57 | $59 | $60 | $61 | $62 | $63 | $65 |
| Sundry Rental Expense 2 (You can rename) | $60 | $40 | $61 | $62 | $64 | $65 | $66 | $68 | $69 | $70 | $72 | $73 | $75 | $76 | $78 |
| Sundry Rental Expense 3 (You can rename) | $70 | $46 | $71 | $73 | $74 | $76 | $77 | $79 | $80 | $82 | $84 | $85 | $87 | $89 | $91 |
| Sundry Rental Expense 4 (You can rename) | $80 | $53 | $82 | $83 | $85 | $87 | $88 | $90 | $92 | $94 | $96 | $98 | $99 | $101 | $103 |
| Sundry Rental Expense 5 (You can rename) | $90 | $60 | $92 | $94 | $96 | $97 | $99 | $101 | $103 | $105 | $108 | $110 | $112 | $114 | $116 |
| **Non-Cash Deductions** | | $6,290 | $8,603 | $8,042 | $7,538 | $7,084 | $6,477 | $6,008 | $5,678 | $5,380 | $5,112 | $4,871 | $4,654 | $4,458 | $4,282 |
| Borrowing Expenses | $300 | $199 | $300 | $300 | $300 | $300 | $101 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Capital Works Expenses | $128,000 | $128,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 |
| Construction Expenditure | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 |
| Renovation Expenses of a Capital Nature | $20,000 | $20,000 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Capital Works Deduction Rate (%) | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% |
| Capital Works Deductions | | $2,119 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 |
| Value of Depreciating Assets | $60,000 | $60,000 | $56,027 | $50,425 | $45,382 | $40,844 | $36,760 | $33,084 | $29,775 | $26,798 | $24,118 | $21,706 | $19,536 | $17,582 | $15,824 |
| Deductions for Decline in Value (%) | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% |
| Deductions for Decline in Value | | $3,973 | $5,603 | $5,042 | $4,538 | $4,084 | $3,676 | $3,308 | $2,978 | $2,680 | $2,412 | $2,171 | $1,954 | $1,758 | $1,582 |
| **Non-Deductible Cash Expenses** | | $2,056 | $3,291 | $3,530 | $3,786 | $4,061 | $4,356 | $4,672 | $5,011 | $5,375 | $5,765 | $6,183 | $6,632 | $7,113 | $7,630 |
| Principal Repayment | | $2,056 | $3,291 | $3,530 | $3,786 | $4,061 | $4,356 | $4,672 | $5,011 | $5,375 | $5,765 | $6,183 | $6,632 | $7,113 | $7,630 |
| Other Cash Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **NRAS Incentive Information** | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| **Annual NRAS Incentive** | $9,524 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Monthly NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Weekly NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Net Operating Income** | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| **Annual Net Operating Income** | | $7,972 | $12,946 | $13,906 | $14,925 | $16,004 | $17,148 | $18,360 | $19,644 | $21,004 | $22,445 | $24,548 | $25,586 | $27,296 | $29,106 |
| Monthly Net Operating Income | | $1,003 | $1,079 | $1,159 | $1,244 | $1,334 | $1,429 | $1,530 | $1,637 | $1,750 | $1,870 | $2,046 | $2,132 | $2,275 | $2,426 |
| Weekly Net Operating Income | | $232 | $249 | $267 | $287 | $308 | $330 | $353 | $378 | $404 | $432 | $472 | $492 | $525 | $560 |
| **Pre-Tax Cashflow Information** | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| **Annual Pre-Tax Cashflow** | | -$5,196 | -$6,942 | -$5,981 | -$4,963 | -$3,883 | -$2,739 | -$1,527 | -$243 | $1,117 | $2,558 | $4,660 | $5,699 | $7,409 | $9,219 |
| Monthly Pre-Tax Cashflow | | -$654 | -$578 | -$498 | -$414 | -$324 | -$228 | -$127 | -$20 | $93 | $213 | $388 | $475 | $617 | $768 |
| Weekly Pre-Tax Cashflow | | -$151 | -$133 | -$115 | -$95 | -$75 | -$53 | -$29 | -$5 | $21 | $49 | $90 | $110 | $142 | $177 |
| **Equity Dividend Rate** | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| Equity Dividend Rate | | -5.61% | -7.50% | -6.46% | -5.36% | -4.20% | -2.96% | -1.65% | -0.26% | 1.21% | 2.76% | 5.04% | 6.16% | 8.01% | 9.96% |
| **Capitalization Rate** | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| Capitalization Rate | | 2.95% | 4.05% | 3.77% | 3.61% | 3.58% | 3.68% | 3.91% | 4.27% | 4.77% | 5.40% | 6.51% | 7.07% | 8.12% | 9.32% |
| **Tax Deductions** | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| **Annual Tax Deductions** | | -$9,430 | -$12,253 | -$10,493 | -$8,715 | -$6,907 | -$4,861 | -$2,864 | -$910 | $1,112 | $3,211 | $5,973 | $7,677 | $10,064 | $12,566 |
| Monthly Tax Deductions | | -$1,187 | -$1,021 | -$874 | -$726 | -$576 | -$405 | -$239 | -$76 | $93 | $268 | $498 | $640 | $839 | $1,047 |
| Weekly Tax Deductions | | -$274 | -$236 | -$202 | -$168 | -$133 | -$93 | -$55 | -$17 | $21 | $62 | $115 | $148 | $194 | $242 |
| **Tax Information** | Input | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| **Annual Tax Refund** | | $3,418 | $4,442 | $3,804 | $3,159 | $2,504 | $1,762 | $1,038 | $330 | -$403 | -$1,164 | -$2,165 | -$2,783 | -$3,648 | -$4,555 |
| Monthly Tax Refund | | $430 | $370 | $317 | $263 | $209 | $147 | $87 | $27 | -$34 | -$97 | -$180 | -$232 | -$304 | -$380 |
| Weekly Tax Refund | | $99 | $85 | $73 | $61 | $48 | $34 | $20 | $6 | -$8 | -$22 | -$42 | -$54 | -$70 | -$88 |
| **Investor 1** | | | | | | | | | | | | | | | |
| Involvement (%) | | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| Gross Income | $107,120 | $107,120 | $109,448 | $111,834 | $114,280 | $116,787 | $119,357 | $121,991 | $124,690 | $127,458 | $130,294 | $133,201 | $136,182 | $139,236 | $142,367 |
| Salary | $96,000 | $96,000 | $98,400 | $100,860 | $103,382 | $105,966 | $108,615 | $111,331 | $114,114 | $116,967 | $119,891 | $122,888 | $125,960 | $129,109 | $132,337 |
| Salary Increase Rate (%) | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% |
| Salary Sacrifice Rate (%) | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| Salary Sacrifice | $2,880 | $2,880 | $2,952 | $3,026 | $3,101 | $3,179 | $3,258 | $3,340 | $3,423 | $3,509 | $3,597 | $3,687 | $3,779 | $3,873 | $3,970 |
| Salary - After Salary Sacrifice | $93,120 | $93,120 | $95,448 | $97,834 | $100,280 | $102,787 | $105,357 | $107,991 | $110,690 | $113,458 | $116,294 | $119,201 | $122,182 | $125,236 | $128,367 |
| Shares | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 |
| Other Income | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 |
| Tax Deductions | | -$4,715 | -$6,127 | -$5,247 | -$4,357 | -$3,453 | -$2,430 | -$1,432 | -$455 | $556 | $1,605 | $2,987 | $3,839 | $5,032 | $6,283 |
| Net Income | | $102,405 | $103,321 | $106,587 | $109,923 | $113,334 | $116,926 | $120,559 | $124,236 | $128,014 | $131,899 | $136,188 | $140,020 | $144,268 | $148,650 |
| Tax on Gross Income | | $29,226 | $30,122 | $31,041 | $31,983 | $32,948 | $33,937 | $34,951 | $35,991 | $37,056 | $38,148 | $39,268 | $40,415 | $41,591 | $42,796 |
| Tax on Net Income | | $27,411 | $27,764 | $29,021 | $30,305 | $31,618 | $33,002 | $34,400 | $35,816 | $37,270 | $38,766 | $40,417 | $41,893 | $43,528 | $45,215 |
| Tax Refund | | $1,815 | $2,359 | $2,020 | $1,678 | $1,330 | $936 | $551 | $175 | -$214 | -$618 | -$1,150 | -$1,478 | -$1,937 | -$2,419 |
| Monthly Tax Refund | | $228 | $197 | $168 | $140 | $111 | $78 | $46 | $15 | -$18 | -$52 | -$96 | -$123 | -$161 | -$202 |
| Weekly Tax Refund | | $53 | $45 | $39 | $32 | $26 | $18 | $11 | $3 | -$4 | -$12 | -$22 | -$28 | -$37 | -$47 |
| **Investor 2** | | | | | | | | | | | | | | | |
| Involvement (%) | | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| Gross Income | $51,550 | $51,550 | $52,664 | $53,805 | $54,975 | $56,175 | $57,404 | $58,664 | $59,956 | $61,280 | $62,637 | $64,028 | $65,453 | $66,915 | $68,413 |
| Salary | $45,000 | $45,000 | $46,125 | $47,278 | $48,460 | $49,672 | $50,913 | $52,186 | $53,491 | $54,828 | $56,199 | $57,604 | $59,044 | $60,520 | $62,033 |
| Salary Increase Rate (%) | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% |
| Salary Sacrifice Rate (%) | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% |
| Salary Sacrifice | $450 | $450 | $461 | $473 | $485 | $497 | $509 | $522 | $535 | $548 | $562 | $576 | $590 | $605 | $620 |
| Salary - After Salary Sacrifice | $44,550 | $44,550 | $45,664 | $46,805 | $47,975 | $49,175 | $50,404 | $51,664 | $52,956 | $54,280 | $55,637 | $57,028 | $58,453 | $59,915 | $61,413 |
| Shares | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 |
| Other Income | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 |
| Tax Deductions | | -$4,715 | -$6,127 | -$5,247 | -$4,357 | -$3,453 | -$2,430 | -$1,432 | -$455 | $556 | $1,605 | $2,987 | $3,839 | $5,032 | $6,283 |
| Net Income | | $46,835 | $46,537 | $48,559 | $50,618 | $52,722 | $54,974 | $57,232 | $59,501 | $61,836 | $64,242 | $67,014 | $69,292 | $71,947 | $74,696 |
| Tax on Gross Income | | $9,112 | $9,491 | $9,879 | $10,277 | $10,684 | $11,102 | $11,531 | $11,970 | $12,420 | $12,882 | $13,354 | $13,839 | $14,336 | $14,845 |
| Tax on Net Income | | $7,509 | $7,408 | $8,095 | $8,795 | $9,510 | $10,276 | $11,044 | $11,815 | $12,609 | $13,427 | $14,370 | $15,144 | $16,047 | $16,982 |
| Tax Refund | | $1,603 | $2,083 | $1,784 | $1,481 | $1,174 | $826 | $487 | $155 | -$189 | -$546 | -$1,015 | -$1,305 | -$1,711 | -$2,136 |
| Monthly Tax Refund | | $202 | $174 | $149 | $123 | $98 | $69 | $41 | $13 | -$16 | -$45 | -$85 | -$109 | -$143 | -$178 |
| Weekly Tax Refund | | $47 | $40 | $34 | $28 | $23 | $16 | $9 | $3 | -$4 | -$10 | -$20 | -$25 | -$33 | -$41 |
| **After Tax Cashflow Information** | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| **Annual After Tax Cash Flow** | | -$1,777 | -$2,500 | -$2,177 | -$1,804 | -$1,380 | -$977 | -$489 | $87 | $714 | $1,394 | $2,495 | $2,916 | $3,761 | $4,664 |
| Monthly After Tax Cash Flow | | -$224 | -$208 | -$181 | -$150 | -$115 | -$81 | -$41 | $7 | $59 | $116 | $208 | $243 | $313 | $389 |
| Weekly After Tax Cash Flow | | -$52 | -$48 | -$42 | -$35 | -$27 | -$19 | -$9 | $2 | $14 | $27 | $48 | $56 | $72 | $90 |
| **Investment Summary** | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| **Annual Summary** | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Annual Outgoings | | $18,437 | $28,042 | $28,242 | $28,448 | $28,660 | $28,879 | $29,104 | $29,337 | $29,577 | $29,824 | $29,502 | $30,343 | $30,615 | $30,897 |
| Less Annual Tax Savings | | $3,418 | $4,442 | $3,804 | $3,159 | $2,504 | $1,762 | $1,038 | $330 | -$403 | -$1,164 | -$2,165 | -$2,783 | -$3,648 | -$4,555 |
| Less Annual Rental Income | | $13,242 | $21,100 | $22,261 | $23,485 | $24,776 | $26,139 | $27,577 | $29,094 | $30,694 | $32,382 | $34,163 | $36,042 | $38,024 | $40,115 |
| Less Annual NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Annual Investment | | $1,777 | $2,500 | $2,177 | $1,804 | $1,380 | $977 | $489 | -$87 | -$714 | -$1,394 | -$2,495 | -$2,916 | -$3,761 | -$4,664 |
| **Monthly Summary** | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Monthly Outgoings | | $2,321 | $2,337 | $2,353 | $2,371 | $2,388 | $2,407 | $2,425 | $2,445 | $2,465 | $2,485 | $2,459 | $2,529 | $2,551 | $2,575 |
| Less Monthly Tax Savings | | $430 | $370 | $317 | $263 | $209 | $147 | $87 | $27 | -$34 | -$97 | -$180 | -$232 | -$304 | -$380 |
| Less Monthly Rental Income | | $1,667 | $1,758 | $1,855 | $1,957 | $2,065 | $2,178 | $2,298 | $2,424 | $2,558 | $2,698 | $2,847 | $3,003 | $3,169 | $3,343 |
| Less Monthly NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Monthly Investment | | $224 | $208 | $181 | $150 | $115 | $81 | $41 | -$7 | -$59 | -$116 | -$208 | -$243 | -$313 | -$389 |
| **Weekly Summary** | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Weekly Outgoings | | $536 | $539 | $543 | $547 | $551 | $555 | $560 | $564 | $569 | $574 | $567 | $584 | $589 | $594 |
| Less Weekly Tax Savings | | $99 | $85 | $73 | $61 | $48 | $34 | $20 | $6 | -$8 | -$22 | -$42 | -$54 | -$70 | -$88 |
| Less Weekly Rental Income | | $385 | $406 | $428 | $452 | $476 | $503 | $530 | $559 | $590 | $623 | $657 | $693 | $731 | $771 |
| Less Weekly NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Weekly Investment | | $52 | $48 | $42 | $35 | $27 | $19 | $9 | -$2 | -$14 | -$27 | -$48 | -$56 | -$72 | -$90 |
| **Who Pays (%)** | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Weekly Outgoings | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Taxman | | 18.54% | 15.84% | 13.47% | 11.10% | 8.74% | 6.10% | 3.57% | 1.12% | -1.36% | -3.90% | -7.34% | -9.17% | -11.92% | -14.74% |
| Tenant | | 71.82% | 75.25% | 78.82% | 82.55% | 86.45% | 90.51% | 94.75% | 99.17% | 103.78% | 108.58% | 115.80% | 118.78% | 124.20% | 129.84% |
| NRAS | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Investors | | 9.64% | 8.91% | 7.71% | 6.34% | 4.81% | 3.38% | 1.68% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

| Property Information | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Property Data** | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Capital Growth Rate | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% |
| CPI Inflation Rate | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| Rental Growth Rate | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% | 1.50% |
| Holding Cost Growth Rate | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| **Performance Information** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| Internal Rate of Return (Year 1 to Year N) | 9.03% | 9.20% | 9.35% | 9.48% | 9.59% | 9.70% | 9.80% | 9.89% | 9.97% | 10.04% | 10.11% | 10.17% | 10.23% | 10.29% | 10.34% | 10.38% | 10.43% |
| Gross Rental Yield on Purchase Price (%) | 14.11% | 14.88% | 15.70% | 16.57% | 17.48% | 18.44% | 19.45% | 20.52% | 21.65% | 22.84% | 24.10% | 25.42% | 26.82% | 28.30% | 29.85% | 31.49% | 33.23% |
| Net Rental Yield on Purchase Price (%) | 10.34% | 11.02% | 11.73% | 12.49% | 13.29% | 14.14% | 15.03% | 15.98% | 16.98% | 18.04% | 19.16% | 20.35% | 21.60% | 22.92% | 24.32% | 25.80% | 27.36% |
| GRY on Start of Year Market Value (%) | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% | 6.79% |
| GRY on End of Year Market Value (%) | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% | 6.43% |
| NRY on Start of Year Market Value (%) | 4.97% | 5.02% | 5.07% | 5.12% | 5.16% | 5.20% | 5.24% | 5.28% | 5.32% | 5.36% | 5.40% | 5.43% | 5.46% | 5.50% | 5.53% | 5.56% | 5.59% |
| NRY on End of Year Market Value (%) | 4.72% | 4.76% | 4.81% | 4.85% | 4.89% | 4.93% | 4.97% | 5.01% | 5.05% | 5.08% | 5.11% | 5.15% | 5.18% | 5.21% | 5.24% | 5.27% | 5.30% |
| Cash on Cash Rental Yield (%) | 20.88% | 23.71% | 26.72% | 29.91% | 33.30% | 36.89% | 40.71% | 44.76% | 49.05% | 53.61% | 58.45% | 63.40% | 67.96% | 72.73% | 77.79% | 83.14% | 88.67% |
| Start of Year Market Value | $623,644 | $657,945 | $694,132 | $732,309 | $772,586 | $815,078 | $859,907 | $907,202 | $957,098 | $1,009,739 | $1,065,274 | $1,123,864 | $1,185,677 | $1,250,889 | $1,319,688 | $1,392,271 | $1,468,846 |
| End of Year Market Value | $657,945 | $694,132 | $732,309 | $772,586 | $815,078 | $859,907 | $907,202 | $957,098 | $1,009,739 | $1,065,274 | $1,123,864 | $1,185,677 | $1,250,889 | $1,319,688 | $1,392,271 | $1,468,846 | $1,549,632 |
| Annual Appreciation | $34,300 | $36,187 | $38,177 | $40,277 | $42,492 | $44,829 | $47,295 | $49,896 | $52,640 | $55,536 | $58,590 | $61,813 | $65,212 | $68,799 | $72,583 | $76,575 | $80,787 |
| Start of Year Home Loan Balance | $170,539 | $162,356 | $153,578 | $144,164 | $134,066 | $123,235 | $111,619 | $99,159 | $85,795 | $71,461 | $56,086 | $39,596 | $29,940 | $23,826 | $17,265 | $10,227 | $2,675 |
| Home Loan 1 Balance | $92,788 | $87,231 | $81,272 | $74,882 | $68,029 | $60,680 | $52,798 | $44,346 | $35,282 | $25,561 | $15,137 | $3,958 | $0 | $0 | $0 | $0 | $0 |
| Home Loan 2 Balance | $77,751 | $75,124 | $72,306 | $69,282 | $66,037 | $62,556 | $58,821 | $54,813 | $50,513 | $45,900 | $40,950 | $35,638 | $29,940 | $23,826 | $17,265 | $10,227 | $2,675 |
| End of Year Home Loan Balance | $162,356 | $153,578 | $144,164 | $134,066 | $123,235 | $111,619 | $99,159 | $85,795 | $71,461 | $56,086 | $39,596 | $29,940 | $23,826 | $17,265 | $10,227 | $2,675 | $0 |
| Home Loan 1 Balance | $87,231 | $81,272 | $74,882 | $68,029 | $60,680 | $52,798 | $44,346 | $35,282 | $25,561 | $15,137 | $3,958 | $0 | $0 | $0 | $0 | $0 | $0 |
| Home Loan 2 Balance | $75,124 | $72,306 | $69,282 | $66,037 | $62,556 | $58,821 | $54,813 | $50,513 | $45,900 | $40,950 | $35,638 | $29,940 | $23,826 | $17,265 | $10,227 | $2,675 | $0 |
| Equity in Property | $495,589 | $540,553 | $588,145 | $638,520 | $691,842 | $748,288 | $808,043 | $871,303 | $938,278 | $1,009,188 | $1,084,268 | $1,155,737 | $1,227,063 | $1,302,423 | $1,382,044 | $1,466,171 | $1,549,632 |
| Equity Gain | $34,300 | $36,187 | $38,177 | $40,277 | $42,492 | $44,829 | $47,295 | $49,896 | $52,640 | $55,536 | $58,590 | $61,813 | $65,212 | $68,799 | $72,583 | $76,575 | $80,787 |
| **Annual Rent** | $42,322 | $44,650 | $47,105 | $49,696 | $52,429 | $55,313 | $58,355 | $61,565 | $64,951 | $68,523 | $72,292 | $76,268 | $80,463 | $84,888 | $89,557 | $94,482 | $99,679 |
| Rented Weeks | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Weekly Market Rent | $846 | $893 | $942 | $994 | $1,049 | $1,106 | $1,167 | $1,231 | $1,299 | $1,370 | $1,446 | $1,525 | $1,609 | $1,698 | $1,791 | $1,890 | $1,994 |
| Weekly Rent | $846 | $893 | $942 | $994 | $1,049 | $1,106 | $1,167 | $1,231 | $1,299 | $1,370 | $1,446 | $1,525 | $1,609 | $1,698 | $1,791 | $1,890 | $1,994 |
| Average Monthly Rent | $3,527 | $3,721 | $3,925 | $4,141 | $4,369 | $4,609 | $4,863 | $5,130 | $5,413 | $5,710 | $6,024 | $6,356 | $6,705 | $7,074 | $7,463 | $7,874 | $8,307 |
| Average Weekly Rent | $814 | $859 | $906 | $956 | $1,008 | $1,064 | $1,122 | $1,184 | $1,249 | $1,318 | $1,390 | $1,467 | $1,547 | $1,632 | $1,722 | $1,817 | $1,917 |
| **Home Loan Information** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| Home Loan Amount | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $240,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 |
| Loan to Value Ratio (LVR) - Purchase Price (%) | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 80.00% | 33.33% | 33.33% | 33.33% | 33.33% | 33.33% |
| LVR on Start of Year Market Value (%) | 38.48% | 36.48% | 34.58% | 32.77% | 31.06% | 29.45% | 27.91% | 26.45% | 25.08% | 23.77% | 22.53% | 21.35% | 8.43% | 7.99% | 7.58% | 7.18% | 6.81% |
| LVR on End of Year Market Value (%) | 36.48% | 34.58% | 32.77% | 31.06% | 29.45% | 27.91% | 26.45% | 25.08% | 23.77% | 22.53% | 21.35% | 20.24% | 7.99% | 7.58% | 7.18% | 6.81% | 6.45% |
| Home Loan Repayment | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $19,887 | $12,030 | $8,020 | $8,020 | $8,020 | $8,020 | $2,710 |
| Interest Repayment | $11,704 | $11,110 | $10,473 | $9,790 | $9,057 | $8,271 | $7,428 | $6,523 | $5,553 | $4,513 | $3,397 | $2,374 | $1,906 | $1,460 | $982 | $468 | $36 |
| Principal Repayment | $8,183 | $8,777 | $9,414 | $10,098 | $10,831 | $11,617 | $12,460 | $13,364 | $14,334 | $15,374 | $16,490 | $9,656 | $6,114 | $6,560 | $7,039 | $7,552 | $2,675 |
| Home Loan 1: Home Loan Amount | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $140,000 | $0 | $0 | $0 | $0 | $0 |
| Interest Rate | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% | 7.00% |
| Interest Repayment - 26 Fortnights | $6,310 | $5,908 | $5,477 | $5,014 | $4,518 | $3,986 | $3,415 | $2,803 | $2,147 | $1,443 | $688 | $52 | $0 | $0 | $0 | $0 | $0 |
| Principal Repayment - 26 Fortnights | $5,557 | $5,959 | $6,390 | $6,853 | $7,349 | $7,882 | $8,452 | $9,064 | $9,720 | $10,424 | $11,179 | $3,958 | $0 | $0 | $0 | $0 | $0 |
| Total Repayment - 26 Fortnights | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $11,867 | $4,010 | $0 | $0 | $0 | $0 | $0 |
| Home Loan 2: Home Loan Amount | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 | $100,000 |
| Interest Rate | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% | 7.05% |
| Interest Repayment - 26 Fortnights | $5,393 | $5,202 | $4,996 | $4,776 | $4,539 | $4,285 | $4,013 | $3,720 | $3,407 | $3,070 | $2,709 | $2,322 | $1,906 | $1,460 | $982 | $468 | $36 |
| Principal Repayment - 26 Fortnights | $2,627 | $2,818 | $3,024 | $3,245 | $3,481 | $3,735 | $4,008 | $4,300 | $4,614 | $4,950 | $5,311 | $5,699 | $6,114 | $6,560 | $7,039 | $7,552 | $2,675 |
| Total Repayment - 26 Fortnights | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $8,020 | $2,710 |
| Debt Service Ratio | 10.31% | 10.08% | 9.86% | 9.64% | 9.43% | 9.21% | 9.02% | 8.83% | 8.64% | 8.45% | 8.27% | 4.89% | 3.18% | 3.11% | 3.03% | 2.96% | 0.97% |
| Mortgage Constant | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 8.29% | 5.01% | 8.02% | 8.02% | 8.02% | 8.02% | 2.71% |
| **Expenses Information** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| **Annual Property Expenses** | $35,311 | $35,469 | $35,651 | $35,856 | $36,084 | $36,333 | $36,604 | $36,896 | $37,208 | $37,540 | $37,893 | $30,409 | $26,793 | $27,207 | $27,641 | $28,098 | $23,265 |
| **Cash Deductions** | $23,004 | $22,710 | $22,383 | $22,020 | $21,619 | $21,176 | $20,687 | $20,150 | $19,561 | $18,914 | $18,206 | $17,606 | $17,576 | $17,584 | $17,577 | $17,552 | $17,627 |
| Advertising for Tenants | $106 | $108 | $110 | $112 | $114 | $117 | $119 | $121 | $124 | $126 | $129 | $131 | $134 | $137 | $139 | $142 | $145 |
| Body Corporate Fees/Charges | $3,299 | $3,365 | $3,432 | $3,501 | $3,571 | $3,642 | $3,715 | $3,789 | $3,865 | $3,942 | $4,021 | $4,102 | $4,184 | $4,267 | $4,353 | $4,440 | $4,528 |
| Cleaning | $264 | $269 | $275 | $280 | $286 | $291 | $297 | $303 | $309 | $315 | $322 | $328 | $335 | $341 | $348 | $355 | $362 |
| Council Rates | $1,056 | $1,077 | $1,098 | $1,120 | $1,143 | $1,165 | $1,189 | $1,213 | $1,237 | $1,262 | $1,287 | $1,312 | $1,339 | $1,366 | $1,393 | $1,421 | $1,449 |
| Gardening/Lawn Mowing | $264 | $269 | $275 | $280 | $286 | $291 | $297 | $303 | $309 | $315 | $322 | $328 | $335 | $341 | $348 | $355 | $362 |
| Insurance | $528 | $538 | $549 | $560 | $571 | $583 | $594 | $606 | $618 | $631 | $643 | $656 | $669 | $683 | $696 | $710 | $725 |
| Interest on Loan(s) | $11,704 | $11,110 | $10,473 | $9,790 | $9,057 | $8,271 | $7,428 | $6,523 | $5,553 | $4,513 | $3,397 | $2,374 | $1,906 | $1,460 | $982 | $468 | $36 |
| Land Tax | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Legal Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Pest Control | $528 | $538 | $549 | $560 | $571 | $583 | $594 | $606 | $618 | $631 | $643 | $656 | $669 | $683 | $696 | $710 | $725 |
| Property Agent Fees/Commission (%) | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% | 5.0% |
| Property Agent Fees/Commission | $2,116 | $2,232 | $2,355 | $2,485 | $2,621 | $2,766 | $2,918 | $3,078 | $3,248 | $3,426 | $3,615 | $3,813 | $4,023 | $4,244 | $4,478 | $4,724 | $4,984 |
| NRAS Property Agent Fees/Commission (%) | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% | 11.00% |
| NRAS Property Agent Fees/Commission | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Repairs and Maintenance | $1,319 | $1,346 | $1,373 | $1,400 | $1,428 | $1,457 | $1,486 | $1,516 | $1,546 | $1,577 | $1,608 | $1,641 | $1,673 | $1,707 | $1,741 | $1,776 | $1,811 |
| Stationery, Telephone & Postage | $528 | $538 | $549 | $560 | $571 | $583 | $594 | $606 | $618 | $631 | $643 | $656 | $669 | $683 | $696 | $710 | $725 |
| Travel Expenses | $198 | $202 | $206 | $210 | $214 | $219 | $223 | $227 | $232 | $237 | $241 | $246 | $251 | $256 | $261 | $266 | $272 |
| Water Charges | $633 | $646 | $659 | $672 | $686 | $699 | $713 | $728 | $742 | $757 | $772 | $787 | $803 | $819 | $836 | $852 | $869 |
| Sundry Rental Expenses | $462 | $471 | $480 | $490 | $500 | $510 | $520 | $530 | $541 | $552 | $563 | $574 | $586 | $597 | $609 | $622 | $634 |
| Sundry Rental Expense 1 (You can rename) | $66 | $67 | $69 | $70 | $71 | $73 | $74 | $76 | $77 | $79 | $80 | $82 | $84 | $85 | $87 | $89 | $91 |
| Sundry Rental Expense 2 (You can rename) | $79 | $81 | $82 | $84 | $86 | $87 | $89 | $91 | $93 | $95 | $97 | $98 | $100 | $102 | $104 | $107 | $109 |
| Sundry Rental Expense 3 (You can rename) | $92 | $94 | $96 | $98 | $100 | $102 | $104 | $106 | $108 | $110 | $113 | $115 | $117 | $119 | $122 | $124 | $127 |
| Sundry Rental Expense 4 (You can rename) | $106 | $108 | $110 | $112 | $114 | $117 | $119 | $121 | $124 | $126 | $129 | $131 | $134 | $137 | $139 | $142 | $145 |
| Sundry Rental Expense 5 (You can rename) | $119 | $121 | $124 | $126 | $129 | $131 | $134 | $136 | $139 | $142 | $145 | $148 | $151 | $154 | $157 | $160 | $163 |
| **Non-Cash Deductions** | $4,124 | $3,982 | $3,854 | $3,738 | $3,634 | $3,541 | $3,457 | $3,381 | $3,313 | $3,252 | $3,197 | $3,147 | $3,102 | $3,062 | $3,026 | $2,993 | $2,964 |
| Borrowing Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Capital Works Expenses | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 |
| Construction Expenditure | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 | $108,000 |
| Renovation Expenses of a Capital Nature | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Capital Works Deduction Rate (%) | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% |
| Capital Works Deductions | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 | $2,700 |
| Value of Depreciating Assets | $14,241 | $12,817 | $11,536 | $10,382 | $9,344 | $8,409 | $7,568 | $6,812 | $6,130 | $5,517 | $4,966 | $4,469 | $4,022 | $3,620 | $3,258 | $2,932 | $2,639 |
| Deductions for Decline in Value (%) | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% |
| Deductions for Decline in Value | $1,424 | $1,282 | $1,154 | $1,038 | $934 | $841 | $757 | $681 | $613 | $552 | $497 | $447 | $402 | $362 | $326 | $293 | $264 |
| **Non-Deductible Cash Expenses** | $8,183 | $8,777 | $9,414 | $10,098 | $10,831 | $11,617 | $12,460 | $13,364 | $14,334 | $15,374 | $16,490 | $9,656 | $6,114 | $6,560 | $7,039 | $7,552 | $2,675 |
| Principal Repayment | $8,183 | $8,777 | $9,414 | $10,098 | $10,831 | $11,617 | $12,460 | $13,364 | $14,334 | $15,374 | $16,490 | $9,656 | $6,114 | $6,560 | $7,039 | $7,552 | $2,675 |
| Other Cash Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **NRAS Incentive Information** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| **Annual NRAS Incentive** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Monthly NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Weekly NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Net Operating Income** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| **Annual Net Operating Income** | $31,022 | $33,050 | $35,195 | $37,466 | $39,867 | $42,408 | $45,095 | $47,937 | $50,943 | $54,122 | $57,482 | $61,036 | $64,792 | $68,764 | $72,961 | $77,398 | $82,088 |
| Monthly Net Operating Income | $2,585 | $2,754 | $2,933 | $3,122 | $3,322 | $3,534 | $3,758 | $3,995 | $4,245 | $4,510 | $4,790 | $5,086 | $5,399 | $5,730 | $6,080 | $6,450 | $6,841 |
| Weekly Net Operating Income | $597 | $636 | $677 | $720 | $767 | $816 | $867 | $922 | $980 | $1,041 | $1,105 | $1,174 | $1,246 | $1,322 | $1,403 | $1,488 | $1,579 |
| **Pre-Tax Cashflow Information** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| **Annual Pre-Tax Cashflow** | $11,135 | $13,162 | $15,308 | $17,578 | $19,980 | $22,521 | $25,208 | $28,050 | $31,056 | $34,234 | $37,595 | $49,006 | $56,772 | $60,743 | $64,941 | $69,378 | $79,378 |
| Monthly Pre-Tax Cashflow | $928 | $1,097 | $1,276 | $1,465 | $1,665 | $1,877 | $2,101 | $2,338 | $2,588 | $2,853 | $3,133 | $4,084 | $4,731 | $5,062 | $5,412 | $5,782 | $6,615 |
| Weekly Pre-Tax Cashflow | $214 | $253 | $294 | $338 | $384 | $433 | $485 | $539 | $597 | $658 | $723 | $942 | $1,092 | $1,168 | $1,249 | $1,334 | $1,526 |
| **Equity Dividend Rate** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| Equity Dividend Rate | 12.03% | 14.22% | 16.54% | 19.00% | 21.59% | 24.34% | 27.24% | 30.31% | 33.56% | 37.00% | 40.63% | 52.96% | 61.35% | 65.65% | 70.18% | 74.98% | 85.78% |
| **Capitalization Rate** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| Capitalization Rate | 10.67% | 12.17% | 13.84% | 15.67% | 17.67% | 19.86% | 22.23% | 24.79% | 27.55% | 30.53% | 33.72% | 43.25% | 57.09% | 61.28% | 65.72% | 70.42% | 80.42% |
| **Tax Deductions** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| **Annual Tax Deductions** | $15,194 | $17,958 | $20,869 | $23,938 | $27,176 | $30,596 | $34,211 | $38,033 | $42,077 | $46,357 | $50,889 | $55,515 | $59,784 | $64,242 | $68,954 | $73,937 | $79,088 |
| Monthly Tax Deductions | $1,266 | $1,497 | $1,739 | $1,995 | $2,265 | $2,550 | $2,851 | $3,169 | $3,506 | $3,863 | $4,241 | $4,626 | $4,982 | $5,353 | $5,746 | $6,161 | $6,591 |
| Weekly Tax Deductions | $292 | $345 | $401 | $460 | $523 | $588 | $658 | $731 | $809 | $891 | $979 | $1,068 | $1,150 | $1,235 | $1,326 | $1,422 | $1,521 |
| **Tax Information** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| **Annual Tax Refund** | -$5,508 | -$6,532 | -$7,726 | -$8,981 | -$10,305 | -$11,699 | -$13,467 | -$15,396 | -$17,428 | -$19,567 | -$21,628 | -$23,594 | -$25,408 | -$27,303 | -$29,306 | -$31,423 | -$33,613 |
| Monthly Tax Refund | -$459 | -$544 | -$644 | -$748 | -$859 | -$975 | -$1,122 | -$1,283 | -$1,452 | -$1,631 | -$1,802 | -$1,966 | -$2,117 | -$2,275 | -$2,442 | -$2,619 | -$2,801 |
| Weekly Tax Refund | -$106 | -$126 | -$149 | -$173 | -$198 | -$225 | -$259 | -$296 | -$335 | -$376 | -$416 | -$454 | -$489 | -$525 | -$564 | -$604 | -$646 |
| Investor 1: Involvement (%) | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| Gross Income | $145,576 | $148,866 | $152,237 | $155,693 | $159,235 | $162,866 | $166,588 | $170,403 | $174,313 | $178,321 | $182,429 | $186,639 | $190,955 | $195,379 | $199,914 | $204,561 | $209,325 |
| Salary | $135,645 | $139,037 | $142,513 | $146,075 | $149,727 | $153,470 | $157,307 | $161,240 | $165,271 | $169,403 | $173,638 | $177,979 | $182,428 | $186,989 | $191,664 | $196,455 | $201,366 |
| Salary Increase Rate (%) | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% |
| Salary Sacrifice Rate (%) | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| Salary Sacrifice | $4,069 | $4,171 | $4,275 | $4,382 | $4,492 | $4,604 | $4,719 | $4,837 | $4,958 | $5,082 | $5,209 | $5,339 | $5,473 | $5,610 | $5,750 | $5,894 | $6,041 |
| Salary - After Salary Sacrifice | $131,576 | $134,866 | $138,237 | $141,693 | $145,235 | $148,866 | $152,588 | $156,403 | $160,313 | $164,321 | $168,429 | $172,639 | $176,955 | $181,379 | $185,914 | $190,561 | $195,325 |
| Shares | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 | $12,000 |
| Other Income | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 |
| Tax Deductions | $7,597 | $8,979 | $10,434 | $11,969 | $13,588 | $15,298 | $17,105 | $19,017 | $21,038 | $23,179 | $25,444 | $27,757 | $29,892 | $32,121 | $34,477 | $36,969 | $39,544 |
| Net Income | $153,173 | $157,845 | $162,672 | $167,662 | $172,823 | $178,164 | $183,693 | $189,419 | $195,351 | $201,499 | $207,873 | $214,397 | $220,847 | $227,500 | $234,391 | $241,530 | $248,870 |
| Tax on Gross Income | $44,032 | $45,298 | $46,596 | $47,927 | $49,291 | $50,689 | $52,121 | $53,590 | $55,095 | $56,638 | $58,414 | $60,372 | $62,379 | $64,436 | $66,545 | $68,706 | $70,921 |
| Tax on Net Income | $46,957 | $48,755 | $50,614 | $52,535 | $54,522 | $56,578 | $59,002 | $61,665 | $64,423 | $67,282 | $70,246 | $73,279 | $76,279 | $79,372 | $82,577 | $85,896 | $89,309 |
| Tax Refund | -$2,925 | -$3,457 | -$4,017 | -$4,608 | -$5,231 | -$5,890 | -$6,881 | -$8,075 | -$9,328 | -$10,644 | -$11,832 | -$12,907 | -$13,900 | -$14,936 | -$16,032 | -$17,190 | -$18,388 |
| Monthly Tax Refund | -$244 | -$288 | -$335 | -$384 | -$436 | -$491 | -$573 | -$673 | -$777 | -$887 | -$986 | -$1,076 | -$1,158 | -$1,245 | -$1,336 | -$1,433 | -$1,532 |
| Weekly Tax Refund | -$56 | -$66 | -$77 | -$89 | -$101 | -$113 | -$132 | -$155 | -$179 | -$205 | -$228 | -$248 | -$267 | -$287 | -$308 | -$331 | -$354 |
| Investor 2: Involvement (%) | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| Gross Income | $69,948 | $71,522 | $73,135 | $74,788 | $76,483 | $78,220 | $80,000 | $81,825 | $83,696 | $85,613 | $87,579 | $89,593 | $91,658 | $93,774 | $95,944 | $98,167 | $100,447 |
| Salary | $63,584 | $65,173 | $66,803 | $68,473 | $70,185 | $71,939 | $73,738 | $75,581 | $77,471 | $79,407 | $81,393 | $83,427 | $85,513 | $87,651 | $89,842 | $92,088 | $94,391 |
| Salary Increase Rate (%) | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% |
| Salary Sacrifice Rate (%) | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% |
| Salary Sacrifice | $636 | $652 | $668 | $685 | $702 | $719 | $737 | $756 | $775 | $794 | $814 | $834 | $855 | $877 | $898 | $921 | $944 |
| Salary - After Salary Sacrifice | $62,948 | $64,522 | $66,135 | $67,788 | $69,483 | $71,220 | $73,000 | $74,825 | $76,696 | $78,613 | $80,579 | $82,593 | $84,658 | $86,774 | $88,944 | $91,167 | $93,447 |
| Shares | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 | $5,000 |
| Other Income | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 | $2,000 |
| Tax Deductions | $7,597 | $8,979 | $10,434 | $11,969 | $13,588 | $15,298 | $17,105 | $19,017 | $21,038 | $23,179 | $25,444 | $27,757 | $29,892 | $32,121 | $34,477 | $36,969 | $39,544 |
| Net Income | $77,545 | $80,501 | $83,569 | $86,757 | $90,071 | $93,518 | $97,106 | $100,842 | $104,734 | $108,792 | $113,023 | $117,351 | $121,550 | $125,895 | $130,421 | $135,136 | $139,991 |
| Tax on Gross Income | $15,367 | $15,902 | $16,451 | $17,013 | $17,589 | $18,180 | $18,785 | $19,488 | $20,208 | $20,946 | $21,703 | $22,478 | $23,273 | $24,088 | $24,923 | $25,779 | $26,657 |
| Tax on Net Income | $17,950 | $18,978 | $20,159 | $21,386 | $22,662 | $23,989 | $25,371 | $26,809 | $28,308 | $29,870 | $31,499 | $33,165 | $34,782 | $36,455 | $38,197 | $40,012 | $41,881 |
| Tax Refund | -$2,583 | -$3,075 | -$3,708 | -$4,373 | -$5,073 | -$5,810 | -$6,586 | -$7,321 | -$8,100 | -$8,924 | -$9,796 | -$10,687 | -$11,508 | -$12,367 | -$13,274 | -$14,233 | -$15,225 |
| Monthly Tax Refund | -$215 | -$256 | -$309 | -$364 | -$423 | -$484 | -$549 | -$610 | -$675 | -$744 | -$816 | -$891 | -$959 | -$1,031 | -$1,106 | -$1,186 | -$1,269 |
| Weekly Tax Refund | -$50 | -$59 | -$71 | -$84 | -$98 | -$112 | -$127 | -$141 | -$156 | -$172 | -$188 | -$206 | -$221 | -$238 | -$255 | -$274 | -$293 |
| **After Tax Cashflow Information** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| **Annual After Tax Cash Flow** | $5,627 | $6,630 | $7,582 | $8,597 | $9,675 | $10,821 | $11,741 | $12,654 | $13,628 | $14,667 | $15,967 | $25,412 | $31,364 | $33,441 | $35,636 | $37,955 | $45,765 |
| Monthly After Tax Cash Flow | $469 | $553 | $632 | $716 | $806 | $902 | $978 | $1,054 | $1,136 | $1,222 | $1,331 | $2,118 | $2,614 | $2,787 | $2,970 | $3,163 | $3,814 |
| Weekly After Tax Cash Flow | $108 | $128 | $146 | $165 | $186 | $208 | $226 | $243 | $262 | $282 | $307 | $489 | $603 | $643 | $685 | $730 | $880 |
| **Investment Summary** | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| **Annual Summary** | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Annual Outgoings | $31,187 | $31,487 | $31,797 | $32,118 | $32,449 | $32,792 | $33,147 | $33,515 | $33,895 | $34,289 | $34,697 | $27,262 | $23,690 | $24,145 | $24,616 | $25,104 | $20,301 |
| Less Annual Tax Savings | -$5,508 | -$6,532 | -$7,726 | -$8,981 | -$10,305 | -$11,699 | -$13,467 | -$15,396 | -$17,428 | -$19,567 | -$21,628 | -$23,594 | -$25,408 | -$27,303 | -$29,306 | -$31,423 | -$33,613 |
| Less Annual Rental Income | $42,322 | $44,650 | $47,105 | $49,696 | $52,429 | $55,313 | $58,355 | $61,565 | $64,951 | $68,523 | $72,292 | $76,268 | $80,463 | $84,888 | $89,557 | $94,482 | $99,679 |
| Less Annual NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Annual Investment | -$5,627 | -$6,630 | -$7,582 | -$8,597 | -$9,675 | -$10,821 | -$11,741 | -$12,654 | -$13,628 | -$14,667 | -$15,967 | -$25,412 | -$31,364 | -$33,441 | -$35,636 | -$37,955 | -$45,765 |
| **Monthly Summary** | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Monthly Outgoings | $2,599 | $2,624 | $2,650 | $2,676 | $2,704 | $2,733 | $2,762 | $2,793 | $2,825 | $2,857 | $2,891 | $2,272 | $1,974 | $2,012 | $2,051 | $2,092 | $1,692 |
| Less Monthly Tax Savings | -$459 | -$544 | -$644 | -$748 | -$859 | -$975 | -$1,122 | -$1,283 | -$1,452 | -$1,631 | -$1,802 | -$1,966 | -$2,117 | -$2,275 | -$2,442 | -$2,619 | -$2,801 |
| Less Monthly Rental Income | $3,527 | $3,721 | $3,925 | $4,141 | $4,369 | $4,609 | $4,863 | $5,130 | $5,413 | $5,710 | $6,024 | $6,356 | $6,705 | $7,074 | $7,463 | $7,874 | $8,307 |
| Less Monthly NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Monthly Investment | -$469 | -$553 | -$632 | -$716 | -$806 | -$902 | -$978 | -$1,054 | -$1,136 | -$1,222 | -$1,331 | -$2,118 | -$2,614 | -$2,787 | -$2,970 | -$3,163 | -$3,814 |
| **Weekly Summary** | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Weekly Outgoings | $600 | $606 | $611 | $618 | $624 | $631 | $637 | $645 | $652 | $659 | $667 | $524 | $456 | $464 | $473 | $483 | $390 |
| Less Weekly Tax Savings | -$106 | -$126 | -$149 | -$173 | -$198 | -$225 | -$259 | -$296 | -$335 | -$376 | -$416 | -$454 | -$489 | -$525 | -$564 | -$604 | -$646 |
| Less Weekly Rental Income | $814 | $859 | $906 | $956 | $1,008 | $1,064 | $1,122 | $1,184 | $1,249 | $1,318 | $1,390 | $1,467 | $1,547 | $1,632 | $1,722 | $1,817 | $1,917 |
| Less Weekly NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Weekly Investment | -$108 | -$128 | -$146 | -$165 | -$186 | -$208 | -$226 | -$243 | -$262 | -$282 | -$307 | -$489 | -$603 | -$643 | -$685 | -$730 | -$880 |
| **Who Pays (%)** | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Weekly Outgoings | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Taxman | -17.66% | -20.75% | -24.30% | -27.96% | -31.76% | -35.68% | -40.63% | -45.94% | -51.42% | -57.07% | -62.33% | -86.54% | -107.25% | -113.08% | -119.05% | -125.17% | -165.57% |
| Tenant | 135.70% | 141.80% | 148.14% | 154.73% | 161.57% | 168.68% | 176.05% | 183.70% | 191.62% | 199.84% | 208.35% | 279.76% | 339.64% | 351.58% | 363.82% | 376.36% | 491.00% |
| NRAS | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Investors | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

| Breakdown by Investor | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Home Loan Information | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Investor 1 | | | | | | | | | | | | | | | |
| Home Loan Repayment | | $6,584 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 |
| Interest Repayment | | $5,556 | $8,298 | $8,179 | $8,051 | $7,913 | $7,766 | $7,608 | $7,438 | $7,256 | $7,061 | $6,852 | $6,628 | $6,387 | $6,129 |
| Principal Repayment | Yes | $1,028 | $1,646 | $1,765 | $1,893 | $2,031 | $2,178 | $2,336 | $2,506 | $2,687 | $2,882 | $3,092 | $3,316 | $3,557 | $3,815 |
| Home Loan 1 | | | | | | | | | | | | | | | |
| Home Loan Repayment | | $3,929 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 |
| Interest Repayment | | $3,229 | $4,814 | $4,733 | $4,646 | $4,553 | $4,453 | $4,345 | $4,230 | $4,107 | $3,975 | $3,833 | $3,681 | $3,518 | $3,343 |
| Principal Repayment | Yes | $699 | $1,120 | $1,201 | $1,288 | $1,381 | $1,481 | $1,588 | $1,703 | $1,827 | $1,959 | $2,101 | $2,253 | $2,416 | $2,591 |
| Home Loan 2 | | | | | | | | | | | | | | | |
| Home Loan Repayment | | $2,655 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 |
| Interest Repayment | | $2,327 | $3,484 | $3,446 | $3,405 | $3,361 | $3,313 | $3,262 | $3,208 | $3,149 | $3,086 | $3,019 | $2,947 | $2,869 | $2,786 |
| Principal Repayment | Yes | $328 | $526 | $564 | $605 | $650 | $697 | $748 | $802 | $861 | $924 | $991 | $1,063 | $1,141 | $1,224 |
| Investor 2 | | | | | | | | | | | | | | | |
| Home Loan Repayment | | $6,584 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 |
| Interest Repayment | | $5,556 | $8,298 | $8,179 | $8,051 | $7,913 | $7,766 | $7,608 | $7,438 | $7,256 | $7,061 | $6,852 | $6,628 | $6,387 | $6,129 |
| Principal Repayment | Yes | $1,028 | $1,646 | $1,765 | $1,893 | $2,031 | $2,178 | $2,336 | $2,506 | $2,687 | $2,882 | $3,092 | $3,316 | $3,557 | $3,815 |
| Home Loan 1 | | | | | | | | | | | | | | | |
| Home Loan Repayment | | $3,929 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 |
| Interest Repayment | | $3,229 | $4,814 | $4,733 | $4,646 | $4,553 | $4,453 | $4,345 | $4,230 | $4,107 | $3,975 | $3,833 | $3,681 | $3,518 | $3,343 |
| Principal Repayment | Yes | $699 | $1,120 | $1,201 | $1,288 | $1,381 | $1,481 | $1,588 | $1,703 | $1,827 | $1,959 | $2,101 | $2,253 | $2,416 | $2,591 |
| Home Loan 2 | | | | | | | | | | | | | | | |
| Home Loan Repayment | | $2,655 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 |
| Interest Repayment | | $2,327 | $3,484 | $3,446 | $3,405 | $3,361 | $3,313 | $3,262 | $3,208 | $3,149 | $3,086 | $3,019 | $2,947 | $2,869 | $2,786 |
| Principal Repayment | Yes | $328 | $526 | $564 | $605 | $650 | $697 | $748 | $802 | $861 | $924 | $991 | $1,063 | $1,141 | $1,224 |
| Annual Property Expenses | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Investor 1 | | $12,364 | $18,322 | $18,142 | $17,993 | $17,872 | $17,678 | $17,556 | $17,507 | $17,478 | $17,468 | $17,187 | $17,498 | $17,537 | $17,589 |
| Cash Deductions | | $8,191 | $12,375 | $12,356 | $12,331 | $12,299 | $12,261 | $12,216 | $12,163 | $12,101 | $12,030 | $11,660 | $11,856 | $11,751 | $11,633 |
| Advertising for Tenants | | $26 | $41 | $42 | $42 | $43 | $44 | $45 | $46 | $47 | $48 | $49 | $50 | $51 | $52 |
| Body Corporate Fees/Charges | | $828 | $1,275 | $1,301 | $1,327 | $1,353 | $1,380 | $1,408 | $1,436 | $1,465 | $1,494 | $1,524 | $1,554 | $1,585 | $1,617 |
| Cleaning | | $66 | $102 | $104 | $106 | $108 | $110 | $113 | $115 | $117 | $120 | $122 | $124 | $127 | $129 |
| Council Rates | | $265 | $408 | $416 | $424 | $433 | $442 | $450 | $459 | $469 | $478 | $488 | $497 | $507 | $517 |
| Gardening/Lawn Mowing | | $66 | $102 | $104 | $106 | $108 | $110 | $113 | $115 | $117 | $120 | $122 | $124 | $127 | $129 |
| Insurance | | $132 | $204 | $208 | $212 | $216 | $221 | $225 | $230 | $234 | $239 | $244 | $249 | $254 | $259 |
| Interest on Loan(s) | | $5,556 | $8,298 | $8,179 | $8,051 | $7,913 | $7,766 | $7,608 | $7,438 | $7,256 | $7,061 | $6,852 | $6,628 | $6,387 | $6,129 |
| Land Tax | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Legal Expenses | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Pest Control | | $132 | $204 | $208 | $212 | $216 | $221 | $225 | $230 | $234 | $239 | $244 | $249 | $254 | $259 |
| Property Agent Fees/Commission | | $331 | $528 | $557 | $587 | $619 | $653 | $689 | $727 | $767 | $810 | $565 | $901 | $951 | $1,003 |
| NRAS Property Agent Fees/Commission | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| NRAS Ongoing Expenses | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Repairs and Maintenance | | $331 | $510 | $520 | $531 | $541 | $552 | $563 | $574 | $586 | $598 | $609 | $622 | $634 | $647 |
| Stationery, Telephone & Postage | | $132 | $204 | $208 | $212 | $216 | $221 | $225 | $230 | $234 | $239 | $244 | $249 | $254 | $259 |
| Travel Expenses | | $50 | $77 | $78 | $80 | $81 | $83 | $84 | $86 | $88 | $90 | $91 | $93 | $95 | $97 |
| Water Charges | | $159 | $245 | $250 | $255 | $260 | $265 | $270 | $276 | $281 | $287 | $293 | $298 | $304 | $310 |
| Sundry Rental Expenses | | $116 | $179 | $182 | $186 | $189 | $193 | $197 | $201 | $205 | $209 | $213 | $218 | $222 | $226 |
| Non-Cash Deductions | | $3,145 | $4,301 | $4,021 | $3,769 | $3,542 | $3,239 | $3,004 | $2,839 | $2,690 | $2,556 | $2,435 | $2,327 | $2,229 | $2,141 |
| Borrowing Expenses | | $99 | $150 | $150 | $150 | $150 | $51 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Capital Works Deductions | | $1,059 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 |
| Deductions for Decline in Value | | $1,986 | $2,801 | $2,521 | $2,269 | $2,042 | $1,838 | $1,654 | $1,489 | $1,340 | $1,206 | $1,085 | $977 | $879 | $791 |
| Non-Deductible Cash Expenses | | $1,028 | $1,646 | $1,765 | $1,893 | $2,031 | $2,178 | $2,336 | $2,506 | $2,687 | $2,882 | $3,092 | $3,316 | $3,557 | $3,815 |
| Principal Repayment | | $1,028 | $1,646 | $1,765 | $1,893 | $2,031 | $2,178 | $2,336 | $2,506 | $2,687 | $2,882 | $3,092 | $3,316 | $3,557 | $3,815 |
| Other Cash Expenses | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Investor 2 | | $12,364 | $18,322 | $18,142 | $17,993 | $17,872 | $17,678 | $17,556 | $17,507 | $17,478 | $17,468 | $17,187 | $17,498 | $17,537 | $17,589 |
| Cash Deductions | | $8,191 | $12,375 | $12,356 | $12,331 | $12,299 | $12,261 | $12,216 | $12,163 | $12,101 | $12,030 | $11,660 | $11,856 | $11,751 | $11,633 |
| Advertising for Tenants | | $26 | $41 | $42 | $42 | $43 | $44 | $45 | $46 | $47 | $48 | $49 | $50 | $51 | $52 |
| Body Corporate Fees/Charges | | $828 | $1,275 | $1,301 | $1,327 | $1,353 | $1,380 | $1,408 | $1,436 | $1,465 | $1,494 | $1,524 | $1,554 | $1,585 | $1,617 |
| Cleaning | | $66 | $102 | $104 | $106 | $108 | $110 | $113 | $115 | $117 | $120 | $122 | $124 | $127 | $129 |
| Council Rates | | $265 | $408 | $416 | $424 | $433 | $442 | $450 | $459 | $469 | $478 | $488 | $497 | $507 | $517 |
| Gardening/Lawn Mowing | | $66 | $102 | $104 | $106 | $108 | $110 | $113 | $115 | $117 | $120 | $122 | $124 | $127 | $129 |
| Insurance | | $132 | $204 | $208 | $212 | $216 | $221 | $225 | $230 | $234 | $239 | $244 | $249 | $254 | $259 |
| Interest on Loan(s) | | $5,556 | $8,298 | $8,179 | $8,051 | $7,913 | $7,766 | $7,608 | $7,438 | $7,256 | $7,061 | $6,852 | $6,628 | $6,387 | $6,129 |
| Land Tax | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Legal Expenses | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Pest Control | | $132 | $204 | $208 | $212 | $216 | $221 | $225 | $230 | $234 | $239 | $244 | $249 | $254 | $259 |
| Property Agent Fees/Commission | | $331 | $528 | $557 | $587 | $619 | $653 | $689 | $727 | $767 | $810 | $565 | $901 | $951 | $1,003 |
| NRAS Property Agent Fees/Commission | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| NRAS Ongoing Expenses | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Repairs and Maintenance | | $331 | $510 | $520 | $531 | $541 | $552 | $563 | $574 | $586 | $598 | $609 | $622 | $634 | $647 |
| Stationery, Telephone & Postage | | $132 | $204 | $208 | $212 | $216 | $221 | $225 | $230 | $234 | $239 | $244 | $249 | $254 | $259 |
| Travel Expenses | | $50 | $77 | $78 | $80 | $81 | $83 | $84 | $86 | $88 | $90 | $91 | $93 | $95 | $97 |
| Water Charges | | $159 | $245 | $250 | $255 | $260 | $265 | $270 | $276 | $281 | $287 | $293 | $298 | $304 | $310 |
| Sundry Rental Expenses | | $116 | $179 | $182 | $186 | $189 | $193 | $197 | $201 | $205 | $209 | $213 | $218 | $222 | $226 |
| Non-Cash Deductions | | $3,145 | $4,301 | $4,021 | $3,769 | $3,542 | $3,239 | $3,004 | $2,839 | $2,690 | $2,556 | $2,435 | $2,327 | $2,229 | $2,141 |
| Borrowing Expenses | | $99 | $150 | $150 | $150 | $150 | $51 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Capital Works Deductions | | $1,059 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 |
| Deductions for Decline in Value | | $1,986 | $2,801 | $2,521 | $2,269 | $2,042 | $1,838 | $1,654 | $1,489 | $1,340 | $1,206 | $1,085 | $977 | $879 | $791 |
| Non-Deductible Cash Expenses | | $1,028 | $1,646 | $1,765 | $1,893 | $2,031 | $2,178 | $2,336 | $2,506 | $2,687 | $2,882 | $3,092 | $3,316 | $3,557 | $3,815 |
| Principal Repayment | | $1,028 | $1,646 | $1,765 | $1,893 | $2,031 | $2,178 | $2,336 | $2,506 | $2,687 | $2,882 | $3,092 | $3,316 | $3,557 | $3,815 |
| Other Cash Expenses | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Pre-Tax Cash Flow Information | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Investor 1 | | | | | | | | | | | | | | | |
| Annual Pre-Tax Cash Flow | | -$2,598 | -$3,471 | -$2,991 | -$2,481 | -$1,942 | -$1,370 | -$764 | -$122 | $558 | $1,279 | $2,330 | $2,849 | $3,704 | $4,609 |
| Monthly Pre-Tax Cash Flow | | -$327 | -$289 | -$249 | -$207 | -$162 | -$114 | -$64 | -$10 | $47 | $107 | $194 | $237 | $309 | $384 |
| Weekly Pre-Tax Cash Flow | | -$75 | -$67 | -$58 | -$48 | -$37 | -$26 | -$15 | -$2 | $11 | $25 | $45 | $55 | $71 | $89 |
| Investor 2 | | | | | | | | | | | | | | | |
| Annual Pre-Tax Cash Flow | | -$2,598 | -$3,471 | -$2,991 | -$2,481 | -$1,942 | -$1,370 | -$764 | -$122 | $558 | $1,279 | $2,330 | $2,849 | $3,704 | $4,609 |
| Monthly Pre-Tax Cash Flow | | -$327 | -$289 | -$249 | -$207 | -$162 | -$114 | -$64 | -$10 | $47 | $107 | $194 | $237 | $309 | $384 |
| Weekly Pre-Tax Cash Flow | | -$75 | -$67 | -$58 | -$48 | -$37 | -$26 | -$15 | -$2 | $11 | $25 | $45 | $55 | $71 | $89 |
| After Tax Cash Flow Information | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Investor 1 | | | | | | | | | | | | | | | |
| Annual After Tax Cash Flow | | -$783 | -$1,112 | -$971 | -$804 | -$612 | -$434 | -$212 | $53 | $344 | $661 | $1,180 | $1,371 | $1,767 | $2,190 |
| Monthly After Tax Cash Flow | | -$98 | -$93 | -$81 | -$67 | -$51 | -$36 | -$18 | $4 | $29 | $55 | $98 | $114 | $147 | $183 |
| Weekly After Tax Cash Flow | | -$23 | -$21 | -$19 | -$15 | -$12 | -$8 | -$4 | $1 | $7 | $13 | $23 | $26 | $34 | $42 |
| Investor 2 | | | | | | | | | | | | | | | |
| Annual After Tax Cash Flow | | -$995 | -$1,388 | -$1,207 | -$1,000 | -$768 | -$543 | -$277 | $33 | $369 | $733 | $1,315 | $1,544 | $1,993 | $2,473 |
| Monthly After Tax Cash Flow | | -$125 | -$116 | -$101 | -$83 | -$64 | -$45 | -$23 | $3 | $31 | $61 | $110 | $129 | $166 | $206 |
| Weekly After Tax Cash Flow | | -$29 | -$27 | -$23 | -$19 | -$15 | -$10 | -$5 | $1 | $7 | $14 | $25 | $30 | $38 | $48 |
| Investment Summary | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Investor 1 | | | | | | | | | | | | | | | |
| Annual Summary | | | | | | | | | | | | | | | |
| Annual Outgoings | | $9,219 | $14,021 | $14,121 | $14,224 | $14,330 | $14,439 | $14,552 | $14,668 | $14,788 | $14,912 | $14,751 | $15,172 | $15,308 | $15,448 |
| Less Annual Tax Savings | | $1,815 | $2,359 | $2,020 | $1,678 | $1,330 | $936 | $551 | $175 | -$214 | -$618 | -$1,150 | -$1,478 | -$1,937 | -$2,419 |
| Less Annual Rental Income | | $6,621 | $10,550 | $11,130 | $11,742 | $12,388 | $13,070 | $13,788 | $14,547 | $15,347 | $16,191 | $17,081 | $18,021 | $19,012 | $20,058 |
| Less Annual NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Annual Investment | | $783 | $1,112 | $971 | $804 | $612 | $434 | $212 | -$53 | -$344 | -$661 | -$1,180 | -$1,371 | -$1,767 | -$2,190 |
| Monthly Summary | | | | | | | | | | | | | | | |
| Monthly Outgoings | | $1,160 | $1,168 | $1,177 | $1,185 | $1,194 | $1,203 | $1,213 | $1,222 | $1,232 | $1,243 | $1,229 | $1,264 | $1,276 | $1,287 |
| Less Monthly Tax Savings | | $228 | $197 | $168 | $140 | $111 | $78 | $46 | $15 | -$18 | -$52 | -$96 | -$123 | -$161 | -$202 |
| Less Monthly Rental Income | | $833 | $879 | $928 | $979 | $1,032 | $1,089 | $1,149 | $1,212 | $1,279 | $1,349 | $1,423 | $1,502 | $1,584 | $1,671 |
| Less Monthly NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Monthly Investment | | $98 | $93 | $81 | $67 | $51 | $36 | $18 | -$4 | -$29 | -$55 | -$98 | -$114 | -$147 | -$183 |
| Weekly Summary | | | | | | | | | | | | | | | |
| Weekly Outgoings | | $268 | $270 | $272 | $274 | $276 | $278 | $280 | $282 | $284 | $287 | $284 | $292 | $294 | $297 |
| Less Weekly Tax Savings | | $53 | $45 | $39 | $32 | $26 | $18 | $11 | $3 | -$4 | -$12 | -$22 | -$28 | -$37 | -$47 |
| Less Weekly Rental Income | | $192 | $203 | $214 | $226 | $238 | $251 | $265 | $280 | $295 | $311 | $328 | $347 | $366 | $386 |
| Less Weekly NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Weekly Investment | | $23 | $21 | $19 | $15 | $12 | $8 | $4 | -$1 | -$7 | -$13 | -$23 | -$26 | -$34 | -$42 |
| Investor 2 | | | | | | | | | | | | | | | |
| Annual Summary | | | | | | | | | | | | | | | |
| Annual Outgoings | | $9,219 | $14,021 | $14,121 | $14,224 | $14,330 | $14,439 | $14,552 | $14,668 | $14,788 | $14,912 | $14,751 | $15,172 | $15,308 | $15,448 |
| Less Annual Tax Savings | | $1,603 | $2,083 | $1,784 | $1,481 | $1,174 | $826 | $487 | $155 | -$189 | -$546 | -$1,015 | -$1,305 | -$1,711 | -$2,136 |
| Less Annual Rental Income | | $6,621 | $10,550 | $11,130 | $11,742 | $12,388 | $13,070 | $13,788 | $14,547 | $15,347 | $16,191 | $17,081 | $18,021 | $19,012 | $20,058 |
| Less Annual NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Annual Investment | | $995 | $1,388 | $1,207 | $1,000 | $768 | $543 | $277 | -$33 | -$369 | -$733 | -$1,315 | -$1,544 | -$1,993 | -$2,473 |
| Monthly Summary | | | | | | | | | | | | | | | |
| Monthly Outgoings | | $1,160 | $1,168 | $1,177 | $1,185 | $1,194 | $1,203 | $1,213 | $1,222 | $1,232 | $1,243 | $1,229 | $1,264 | $1,276 | $1,287 |
| Less Monthly Tax Savings | | $202 | $174 | $149 | $123 | $98 | $69 | $41 | $13 | -$16 | -$45 | -$85 | -$109 | -$143 | -$178 |
| Less Monthly Rental Income | | $833 | $879 | $928 | $979 | $1,032 | $1,089 | $1,149 | $1,212 | $1,279 | $1,349 | $1,423 | $1,502 | $1,584 | $1,671 |
| Less Monthly NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Monthly Investment | | $125 | $116 | $101 | $83 | $64 | $45 | $23 | -$3 | -$31 | -$61 | -$110 | -$129 | -$166 | -$206 |
| Weekly Summary | | | | | | | | | | | | | | | |
| Weekly Outgoings | | $268 | $270 | $272 | $274 | $276 | $278 | $280 | $282 | $284 | $287 | $284 | $292 | $294 | $297 |
| Less Weekly Tax Savings | | $47 | $40 | $34 | $28 | $23 | $16 | $9 | $3 | -$4 | -$10 | -$20 | -$25 | -$33 | -$41 |
| Less Weekly Rental Income | | $192 | $203 | $214 | $226 | $238 | $251 | $265 | $280 | $295 | $311 | $328 | $347 | $366 | $386 |
| Less Weekly NRAS Incentive | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Weekly Investment | | $29 | $27 | $23 | $19 | $15 | $10 | $5 | -$1 | -$7 | -$14 | -$25 | -$30 | -$38 | -$48 |
| Who Pays (%) | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Investor 1 | | | | | | | | | | | | | | | |
| Weekly Outgoings | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Taxman | | 19.69% | 16.82% | 14.31% | 11.79% | 9.28% | 6.48% | 3.79% | 1.19% | -1.45% | -4.14% | -7.79% | -9.74% | -12.66% | -15.66% |
| Tenant | | 71.82% | 75.25% | 78.82% | 82.55% | 86.45% | 90.51% | 94.75% | 99.17% | 103.78% | 108.58% | 115.80% | 118.78% | 124.20% | 129.84% |
| NRAS | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Investors | | 8.49% | 7.93% | 6.87% | 5.65% | 4.27% | 3.01% | 1.46% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Investor 2 | | | | | | | | | | | | | | | |
| Weekly Outgoings | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Taxman | | 17.39% | 14.86% | 12.63% | 10.42% | 8.19% | 5.72% | 3.35% | 1.05% | -1.28% | -3.66% | -6.88% | -8.60% | -11.18% | -13.83% |
| Tenant | | 71.82% | 75.25% | 78.82% | 82.55% | 86.45% | 90.51% | 94.75% | 99.17% | 103.78% | 108.58% | 115.80% | 118.78% | 124.20% | 129.84% |
| NRAS | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Investors | | 10.79% | 9.90% | 8.55% | 7.03% | 5.36% | 3.76% | 1.90% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

| Breakdown by Investor | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Home Loan Information | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Investor 1 | | | | | | | | | | | | | | | | | |
| Home Loan Repayment | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $6,015 | $4,010 | $4,010 | $4,010 | $4,010 | $1,355 |
| Interest Repayment | $5,852 | $5,555 | $5,236 | $4,895 | $4,528 | $4,135 | $3,714 | $3,262 | $2,777 | $2,256 | $1,699 | $1,187 | $953 | $730 | $491 | $234 | $18 |
| Principal Repayment | $4,092 | $4,389 | $4,707 | $5,049 | $5,415 | $5,808 | $6,230 | $6,682 | $7,167 | $7,687 | $8,245 | $4,828 | $3,057 | $3,280 | $3,519 | $3,776 | $1,337 |
| Home Loan 1 | | | | | | | | | | | | | | | | | |
| Home Loan Repayment | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $2,005 | $0 | $0 | $0 | $0 | $0 |
| Interest Repayment | $3,155 | $2,954 | $2,738 | $2,507 | $2,259 | $1,993 | $1,707 | $1,401 | $1,073 | $721 | $344 | $26 | $0 | $0 | $0 | $0 | $0 |
| Principal Repayment | $2,778 | $2,979 | $3,195 | $3,427 | $3,675 | $3,941 | $4,226 | $4,532 | $4,860 | $5,212 | $5,590 | $1,979 | $0 | $0 | $0 | $0 | $0 |
| Home Loan 2 | | | | | | | | | | | | | | | | | |
| Home Loan Repayment | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $1,355 |
| Interest Repayment | $2,697 | $2,601 | $2,498 | $2,388 | $2,270 | $2,143 | $2,006 | $1,860 | $1,703 | $1,535 | $1,355 | $1,161 | $953 | $730 | $491 | $234 | $18 |
| Principal Repayment | $1,313 | $1,409 | $1,512 | $1,622 | $1,741 | $1,868 | $2,004 | $2,150 | $2,307 | $2,475 | $2,656 | $2,849 | $3,057 | $3,280 | $3,519 | $3,776 | $1,337 |
| Investor 2 | | | | | | | | | | | | | | | | | |
| Home Loan Repayment | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $9,944 | $6,015 | $4,010 | $4,010 | $4,010 | $4,010 | $1,355 |
| Interest Repayment | $5,852 | $5,555 | $5,236 | $4,895 | $4,528 | $4,135 | $3,714 | $3,262 | $2,777 | $2,256 | $1,699 | $1,187 | $953 | $730 | $491 | $234 | $18 |
| Principal Repayment | $4,092 | $4,389 | $4,707 | $5,049 | $5,415 | $5,808 | $6,230 | $6,682 | $7,167 | $7,687 | $8,245 | $4,828 | $3,057 | $3,280 | $3,519 | $3,776 | $1,337 |
| Home Loan 1 | | | | | | | | | | | | | | | | | |
| Home Loan Repayment | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $5,934 | $2,005 | $0 | $0 | $0 | $0 | $0 |
| Interest Repayment | $3,155 | $2,954 | $2,738 | $2,507 | $2,259 | $1,993 | $1,707 | $1,401 | $1,073 | $721 | $344 | $26 | $0 | $0 | $0 | $0 | $0 |
| Principal Repayment | $2,778 | $2,979 | $3,195 | $3,427 | $3,675 | $3,941 | $4,226 | $4,532 | $4,860 | $5,212 | $5,590 | $1,979 | $0 | $0 | $0 | $0 | $0 |
| Home Loan 2 | | | | | | | | | | | | | | | | | |
| Home Loan Repayment | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $4,010 | $1,355 |
| Interest Repayment | $2,697 | $2,601 | $2,498 | $2,388 | $2,270 | $2,143 | $2,006 | $1,860 | $1,703 | $1,535 | $1,355 | $1,161 | $953 | $730 | $491 | $234 | $18 |
| Principal Repayment | $1,313 | $1,409 | $1,512 | $1,622 | $1,741 | $1,868 | $2,004 | $2,150 | $2,307 | $2,475 | $2,656 | $2,849 | $3,057 | $3,280 | $3,519 | $3,776 | $1,337 |
| Annual Property Expenses | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Investor 1 | $17,656 | $17,734 | $17,825 | $17,928 | $18,042 | $18,167 | $18,302 | $18,448 | $18,604 | $18,770 | $18,947 | $15,205 | $13,396 | $13,603 | $13,821 | $14,049 | $11,633 |
| Cash Deductions | $11,502 | $11,355 | $11,191 | $11,010 | $10,809 | $10,588 | $10,344 | $10,075 | $9,780 | $9,457 | $9,103 | $8,803 | $8,788 | $8,792 | $8,788 | $8,776 | $8,813 |
| Advertising for Tenants | $53 | $54 | $55 | $56 | $57 | $58 | $59 | $61 | $62 | $63 | $64 | $66 | $67 | $68 | $70 | $71 | $72 |
| Body Corporate Fees/Charges | $1,649 | $1,682 | $1,716 | $1,750 | $1,785 | $1,821 | $1,857 | $1,895 | $1,932 | $1,971 | $2,011 | $2,051 | $2,092 | $2,134 | $2,176 | $2,220 | $2,264 |
| Cleaning | $132 | $135 | $137 | $140 | $143 | $146 | $149 | $152 | $155 | $158 | $161 | $164 | $167 | $171 | $174 | $178 | $181 |
| Council Rates | $528 | $538 | $549 | $560 | $571 | $583 | $594 | $606 | $618 | $631 | $643 | $656 | $669 | $683 | $696 | $710 | $725 |
| Gardening/Lawn Mowing | $132 | $135 | $137 | $140 | $143 | $146 | $149 | $152 | $155 | $158 | $161 | $164 | $167 | $171 | $174 | $178 | $181 |
| Insurance | $264 | $269 | $275 | $280 | $286 | $291 | $297 | $303 | $309 | $315 | $322 | $328 | $335 | $341 | $348 | $355 | $362 |
| Interest on Loan(s) | $5,852 | $5,555 | $5,236 | $4,895 | $4,528 | $4,135 | $3,714 | $3,262 | $2,777 | $2,256 | $1,699 | $1,187 | $953 | $730 | $491 | $234 | $18 |
| Land Tax | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Legal Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Pest Control | $264 | $269 | $275 | $280 | $286 | $291 | $297 | $303 | $309 | $315 | $322 | $328 | $335 | $341 | $348 | $355 | $362 |
| Property Agent Fees/Commission | $1,058 | $1,116 | $1,178 | $1,242 | $1,311 | $1,383 | $1,459 | $1,539 | $1,624 | $1,713 | $1,807 | $1,907 | $2,012 | $2,122 | $2,239 | $2,362 | $2,492 |
| NRAS Property Agent Fees/Commission | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| NRAS Ongoing Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Repairs and Maintenance | $660 | $673 | $686 | $700 | $714 | $728 | $743 | $758 | $773 | $788 | $804 | $820 | $837 | $853 | $871 | $888 | $906 |
| Stationery, Telephone & Postage | $264 | $269 | $275 | $280 | $286 | $291 | $297 | $303 | $309 | $315 | $322 | $328 | $335 | $341 | $348 | $355 | $362 |
| Travel Expenses | $99 | $101 | $103 | $105 | $107 | $109 | $111 | $114 | $116 | $118 | $121 | $123 | $126 | $128 | $131 | $133 | $136 |
| Water Charges | $317 | $323 | $329 | $336 | $343 | $350 | $357 | $364 | $371 | $378 | $386 | $394 | $402 | $410 | $418 | $426 | $435 |
| Sundry Rental Expenses | $231 | $236 | $240 | $245 | $250 | $255 | $260 | $265 | $271 | $276 | $281 | $287 | $293 | $299 | $305 | $311 | $317 |
| Non-Cash Deductions | $2,062 | $1,991 | $1,927 | $1,869 | $1,817 | $1,770 | $1,728 | $1,691 | $1,657 | $1,626 | $1,598 | $1,573 | $1,551 | $1,531 | $1,513 | $1,497 | $1,482 |
| Borrowing Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Capital Works Deductions | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 |
| Deductions for Decline in Value | $712 | $641 | $577 | $519 | $467 | $420 | $378 | $341 | $307 | $276 | $248 | $223 | $201 | $181 | $163 | $147 | $132 |
| Non-Deductible Cash Expenses | $4,092 | $4,389 | $4,707 | $5,049 | $5,415 | $5,808 | $6,230 | $6,682 | $7,167 | $7,687 | $8,245 | $4,828 | $3,057 | $3,280 | $3,519 | $3,776 | $1,337 |
| Principal Repayment | $4,092 | $4,389 | $4,707 | $5,049 | $5,415 | $5,808 | $6,230 | $6,682 | $7,167 | $7,687 | $8,245 | $4,828 | $3,057 | $3,280 | $3,519 | $3,776 | $1,337 |
| Other Cash Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Investor 2 | $17,656 | $17,734 | $17,825 | $17,928 | $18,042 | $18,167 | $18,302 | $18,448 | $18,604 | $18,770 | $18,947 | $15,205 | $13,396 | $13,603 | $13,821 | $14,049 | $11,633 |
| Cash Deductions | $11,502 | $11,355 | $11,191 | $11,010 | $10,809 | $10,588 | $10,344 | $10,075 | $9,780 | $9,457 | $9,103 | $8,803 | $8,788 | $8,792 | $8,788 | $8,776 | $8,813 |
| Advertising for Tenants | $53 | $54 | $55 | $56 | $57 | $58 | $59 | $61 | $62 | $63 | $64 | $66 | $67 | $68 | $70 | $71 | $72 |
| Body Corporate Fees/Charges | $1,649 | $1,682 | $1,716 | $1,750 | $1,785 | $1,821 | $1,857 | $1,895 | $1,932 | $1,971 | $2,011 | $2,051 | $2,092 | $2,134 | $2,176 | $2,220 | $2,264 |
| Cleaning | $132 | $135 | $137 | $140 | $143 | $146 | $149 | $152 | $155 | $158 | $161 | $164 | $167 | $171 | $174 | $178 | $181 |
| Council Rates | $528 | $538 | $549 | $560 | $571 | $583 | $594 | $606 | $618 | $631 | $643 | $656 | $669 | $683 | $696 | $710 | $725 |
| Gardening/Lawn Mowing | $132 | $135 | $137 | $140 | $143 | $146 | $149 | $152 | $155 | $158 | $161 | $164 | $167 | $171 | $174 | $178 | $181 |
| Insurance | $264 | $269 | $275 | $280 | $286 | $291 | $297 | $303 | $309 | $315 | $322 | $328 | $335 | $341 | $348 | $355 | $362 |
| Interest on Loan(s) | $5,852 | $5,555 | $5,236 | $4,895 | $4,528 | $4,135 | $3,714 | $3,262 | $2,777 | $2,256 | $1,699 | $1,187 | $953 | $730 | $491 | $234 | $18 |
| Land Tax | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Legal Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Pest Control | $264 | $269 | $275 | $280 | $286 | $291 | $297 | $303 | $309 | $315 | $322 | $328 | $335 | $341 | $348 | $355 | $362 |
| Property Agent Fees/Commission | $1,058 | $1,116 | $1,178 | $1,242 | $1,311 | $1,383 | $1,459 | $1,539 | $1,624 | $1,713 | $1,807 | $1,907 | $2,012 | $2,122 | $2,239 | $2,362 | $2,492 |
| NRAS Property Agent Fees/Commission | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| NRAS Ongoing Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Repairs and Maintenance | $660 | $673 | $686 | $700 | $714 | $728 | $743 | $758 | $773 | $788 | $804 | $820 | $837 | $853 | $871 | $888 | $906 |
| Stationery, Telephone & Postage | $264 | $269 | $275 | $280 | $286 | $291 | $297 | $303 | $309 | $315 | $322 | $328 | $335 | $341 | $348 | $355 | $362 |
| Travel Expenses | $99 | $101 | $103 | $105 | $107 | $109 | $111 | $114 | $116 | $118 | $121 | $123 | $126 | $128 | $131 | $133 | $136 |
| Water Charges | $317 | $323 | $329 | $336 | $343 | $350 | $357 | $364 | $371 | $378 | $386 | $394 | $402 | $410 | $418 | $426 | $435 |
| Sundry Rental Expenses | $231 | $236 | $240 | $245 | $250 | $255 | $260 | $265 | $271 | $276 | $281 | $287 | $293 | $299 | $305 | $311 | $317 |
| Non-Cash Deductions | $2,062 | $1,991 | $1,927 | $1,869 | $1,817 | $1,770 | $1,728 | $1,691 | $1,657 | $1,626 | $1,598 | $1,573 | $1,551 | $1,531 | $1,513 | $1,497 | $1,482 |
| Borrowing Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Capital Works Deductions | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 | $1,350 |
| Deductions for Decline in Value | $712 | $641 | $577 | $519 | $467 | $420 | $378 | $341 | $307 | $276 | $248 | $223 | $201 | $181 | $163 | $147 | $132 |
| Non-Deductible Cash Expenses | $4,092 | $4,389 | $4,707 | $5,049 | $5,415 | $5,808 | $6,230 | $6,682 | $7,167 | $7,687 | $8,245 | $4,828 | $3,057 | $3,280 | $3,519 | $3,776 | $1,337 |
| Principal Repayment | $4,092 | $4,389 | $4,707 | $5,049 | $5,415 | $5,808 | $6,230 | $6,682 | $7,167 | $7,687 | $8,245 | $4,828 | $3,057 | $3,280 | $3,519 | $3,776 | $1,337 |
| Other Cash Expenses | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Pre-Tax Cash Flow Information | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Investor 1 | | | | | | | | | | | | | | | | | |
| Annual Pre-Tax Cash Flow | $5,567 | $6,581 | $7,654 | $8,789 | $9,990 | $11,260 | $12,604 | $14,025 | $15,528 | $17,117 | $18,798 | $24,503 | $28,386 | $30,372 | $32,471 | $34,689 | $39,689 |
| Monthly Pre-Tax Cash Flow | $464 | $548 | $638 | $732 | $832 | $938 | $1,050 | $1,169 | $1,294 | $1,426 | $1,566 | $2,042 | $2,366 | $2,531 | $2,706 | $2,891 | $3,307 |
| Weekly Pre-Tax Cash Flow | $107 | $127 | $147 | $169 | $192 | $217 | $242 | $270 | $299 | $329 | $361 | $471 | $546 | $584 | $624 | $667 | $763 |
| Investor 2 | | | | | | | | | | | | | | | | | |
| Annual Pre-Tax Cash Flow | $5,567 | $6,581 | $7,654 | $8,789 | $9,990 | $11,260 | $12,604 | $14,025 | $15,528 | $17,117 | $18,798 | $24,503 | $28,386 | $30,372 | $32,471 | $34,689 | $39,689 |
| Monthly Pre-Tax Cash Flow | $464 | $548 | $638 | $732 | $832 | $938 | $1,050 | $1,169 | $1,294 | $1,426 | $1,566 | $2,042 | $2,366 | $2,531 | $2,706 | $2,891 | $3,307 |
| Weekly Pre-Tax Cash Flow | $107 | $127 | $147 | $169 | $192 | $217 | $242 | $270 | $299 | $329 | $361 | $471 | $546 | $584 | $624 | $667 | $763 |
| After Tax Cash Flow Information | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Investor 1 | | | | | | | | | | | | | | | | | |
| Annual After Tax Cash Flow | $2,643 | $3,124 | $3,637 | $4,181 | $4,759 | $5,370 | $5,723 | $5,950 | $6,200 | $6,474 | $6,966 | $11,596 | $14,486 | $15,436 | $16,439 | $17,499 | $21,301 |
| Monthly After Tax Cash Flow | $220 | $260 | $303 | $348 | $397 | $448 | $477 | $496 | $517 | $539 | $580 | $966 | $1,207 | $1,286 | $1,370 | $1,458 | $1,775 |
| Weekly After Tax Cash Flow | $51 | $60 | $70 | $80 | $92 | $103 | $110 | $114 | $119 | $124 | $134 | $223 | $279 | $297 | $316 | $337 | $410 |
| Investor 2 | | | | | | | | | | | | | | | | | |
| Annual After Tax Cash Flow | $2,984 | $3,506 | $3,946 | $4,416 | $4,917 | $5,451 | $6,018 | $6,704 | $7,428 | $8,193 | $9,001 | $13,816 | $16,878 | $18,005 | $19,197 | $20,456 | $24,464 |
| Monthly After Tax Cash Flow | $249 | $292 | $329 | $368 | $410 | $454 | $502 | $559 | $619 | $683 | $750 | $1,151 | $1,406 | $1,500 | $1,600 | $1,705 | $2,039 |
| Weekly After Tax Cash Flow | $57 | $67 | $76 | $85 | $95 | $105 | $116 | $129 | $143 | $158 | $173 | $266 | $325 | $346 | $369 | $393 | $470 |
| Investment Summary | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Investor 1 | | | | | | | | | | | | | | | | | |
| Annual Summary | | | | | | | | | | | | | | | | | |
| Annual Outgoings | $15,593 | $15,744 | $15,899 | $16,059 | $16,225 | $16,396 | $16,574 | $16,757 | $16,947 | $17,144 | $17,348 | $13,631 | $11,845 | $12,072 | $12,308 | $12,552 | $10,151 |
| Less Annual Tax Savings | -$2,925 | -$3,457 | -$4,017 | -$4,608 | -$5,231 | -$5,890 | -$6,881 | -$8,075 | -$9,328 | -$10,644 | -$11,832 | -$12,907 | -$13,900 | -$14,936 | -$16,032 | -$17,190 | -$18,388 |
| Less Annual Rental Income | $21,161 | $22,325 | $23,553 | $24,848 | $26,215 | $27,656 | $29,178 | $30,782 | $32,475 | $34,262 | $36,146 | $38,134 | $40,231 | $42,444 | $44,778 | $47,241 | $49,840 |
| Less Annual NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Annual Investment | -$2,643 | -$3,124 | -$3,637 | -$4,181 | -$4,759 | -$5,370 | -$5,723 | -$5,950 | -$6,200 | -$6,474 | -$6,966 | -$11,596 | -$14,486 | -$15,436 | -$16,439 | -$17,499 | -$21,301 |
| Monthly Summary | | | | | | | | | | | | | | | | | |
| Monthly Outgoings | $1,299 | $1,312 | $1,325 | $1,338 | $1,352 | $1,366 | $1,381 | $1,396 | $1,412 | $1,429 | $1,446 | $1,136 | $987 | $1,006 | $1,026 | $1,046 | $846 |
| Less Monthly Tax Savings | -$244 | -$288 | -$335 | -$384 | -$436 | -$491 | -$573 | -$673 | -$777 | -$887 | -$986 | -$1,076 | -$1,158 | -$1,245 | -$1,336 | -$1,433 | -$1,532 |
| Less Monthly Rental Income | $1,763 | $1,860 | $1,963 | $2,071 | $2,185 | $2,305 | $2,431 | $2,565 | $2,706 | $2,855 | $3,012 | $3,178 | $3,353 | $3,537 | $3,732 | $3,937 | $4,153 |
| Less Monthly NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Monthly Investment | -$220 | -$260 | -$303 | -$348 | -$397 | -$448 | -$477 | -$496 | -$517 | -$539 | -$580 | -$966 | -$1,207 | -$1,286 | -$1,370 | -$1,458 | -$1,775 |
| Weekly Summary | | | | | | | | | | | | | | | | | |
| Weekly Outgoings | $300 | $303 | $306 | $309 | $312 | $315 | $319 | $322 | $326 | $330 | $334 | $262 | $228 | $232 | $237 | $241 | $195 |
| Less Weekly Tax Savings | -$56 | -$66 | -$77 | -$89 | -$101 | -$113 | -$132 | -$155 | -$179 | -$205 | -$228 | -$248 | -$267 | -$287 | -$308 | -$331 | -$354 |
| Less Weekly Rental Income | $407 | $429 | $453 | $478 | $504 | $532 | $561 | $592 | $625 | $659 | $695 | $733 | $774 | $816 | $861 | $908 | $958 |
| Less Weekly NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Weekly Investment | -$51 | -$60 | -$70 | -$80 | -$92 | -$103 | -$110 | -$114 | -$119 | -$124 | -$134 | -$223 | -$279 | -$297 | -$316 | -$337 | -$410 |
| Investor 2 | | | | | | | | | | | | | | | | | |
| Annual Summary | | | | | | | | | | | | | | | | | |
| Annual Outgoings | $15,593 | $15,744 | $15,899 | $16,059 | $16,225 | $16,396 | $16,574 | $16,757 | $16,947 | $17,144 | $17,348 | $13,631 | $11,845 | $12,072 | $12,308 | $12,552 | $10,151 |
| Less Annual Tax Savings | -$2,583 | -$3,075 | -$3,708 | -$4,373 | -$5,073 | -$5,810 | -$6,586 | -$7,321 | -$8,100 | -$8,924 | -$9,796 | -$10,687 | -$11,508 | -$12,367 | -$13,274 | -$14,233 | -$15,225 |
| Less Annual Rental Income | $21,161 | $22,325 | $23,553 | $24,848 | $26,215 | $27,656 | $29,178 | $30,782 | $32,475 | $34,262 | $36,146 | $38,134 | $40,231 | $42,444 | $44,778 | $47,241 | $49,840 |
| Less Annual NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Annual Investment | -$2,984 | -$3,506 | -$3,946 | -$4,416 | -$4,917 | -$5,451 | -$6,018 | -$6,704 | -$7,428 | -$8,193 | -$9,001 | -$13,816 | -$16,878 | -$18,005 | -$19,197 | -$20,456 | -$24,464 |
| Monthly Summary | | | | | | | | | | | | | | | | | |
| Monthly Outgoings | $1,299 | $1,312 | $1,325 | $1,338 | $1,352 | $1,366 | $1,381 | $1,396 | $1,412 | $1,429 | $1,446 | $1,136 | $987 | $1,006 | $1,026 | $1,046 | $846 |
| Less Monthly Tax Savings | -$215 | -$256 | -$309 | -$364 | -$423 | -$484 | -$549 | -$610 | -$675 | -$744 | -$816 | -$891 | -$959 | -$1,031 | -$1,106 | -$1,186 | -$1,269 |
| Less Monthly Rental Income | $1,763 | $1,860 | $1,963 | $2,071 | $2,185 | $2,305 | $2,431 | $2,565 | $2,706 | $2,855 | $3,012 | $3,178 | $3,353 | $3,537 | $3,732 | $3,937 | $4,153 |
| Less Monthly NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Monthly Investment | -$249 | -$292 | -$329 | -$368 | -$410 | -$454 | -$502 | -$559 | -$619 | -$683 | -$750 | -$1,151 | -$1,406 | -$1,500 | -$1,600 | -$1,705 | -$2,039 |
| Weekly Summary | | | | | | | | | | | | | | | | | |
| Weekly Outgoings | $300 | $303 | $306 | $309 | $312 | $315 | $319 | $322 | $326 | $330 | $334 | $262 | $228 | $232 | $237 | $241 | $195 |
| Less Weekly Tax Savings | -$50 | -$59 | -$71 | -$84 | -$98 | -$112 | -$127 | -$141 | -$156 | -$172 | -$188 | -$206 | -$221 | -$238 | -$255 | -$274 | -$293 |
| Less Weekly Rental Income | $407 | $429 | $453 | $478 | $504 | $532 | $561 | $592 | $625 | $659 | $695 | $733 | $774 | $816 | $861 | $908 | $958 |
| Less Weekly NRAS Incentive | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Weekly Investment | -$57 | -$67 | -$76 | -$85 | -$95 | -$105 | -$116 | -$129 | -$143 | -$158 | -$173 | -$266 | -$325 | -$346 | -$369 | -$393 | -$470 |
| Who Pays (%) | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Investor 1 | | | | | | | | | | | | | | | | | |
| Weekly Outgoings | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Taxman | -18.76% | -21.96% | -25.27% | -28.69% | -32.24% | -35.92% | -41.52% | -48.19% | -55.04% | -62.08% | -68.20% | -94.69% | -117.35% | -123.72% | -130.26% | -136.95% | -181.15% |
| Tenant | 135.70% | 141.80% | 148.14% | 154.73% | 161.57% | 168.68% | 176.05% | 183.70% | 191.62% | 199.84% | 208.35% | 279.76% | 339.64% | 351.58% | 363.82% | 376.36% | 491.00% |
| NRAS | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Investors | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Investor 2 | | | | | | | | | | | | | | | | | |
| Weekly Outgoings | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Taxman | -16.56% | -19.53% | -23.32% | -27.23% | -31.27% | -35.43% | -39.74% | -43.69% | -47.79% | -52.05% | -56.47% | -78.40% | -97.16% | -102.44% | -107.85% | -113.39% | -149.99% |
| Tenant | 135.70% | 141.80% | 148.14% | 154.73% | 161.57% | 168.68% | 176.05% | 183.70% | 191.62% | 199.84% | 208.35% | 279.76% | 339.64% | 351.58% | 363.82% | 376.36% | 491.00% |
| NRAS | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Investors | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |




## Capital Gain (Projection)

| Selling Cost Information | Year 31 |
|---|---|
| Sold Year | 2040 |
| Acquisition and Disposal Costs | $43,861 |
| Acquisition/Purchase Costs | $12,533 |
| Disposal/Selling Costs | $31,328 |
| Property Agent Commission | $23,244 |
| Advertising Cost | $250 |
| Auction Cost | $1,800 |
| Discharge of Mortgage | $534 |
| Settlement Fee | $500 |
| Mortgage Exit Fee | $0 |
| Solicitors' Fee | $3,500 |
| Removalist Cost | $1,500 |
| Other Cost | $0 |
| Holding Cost | Year 31 |
| Accumulated Holding Cost | $0 |
| Investor 1 | |
| Accumulated Holding Cost | $0 |
| Investor 2 | |
| Accumulated Holding Cost | $0 |
| Adjusted Cost Base | Year 31 |
| Purchase Price | $300,000 |
| + Purchase Costs | $12,533 |
| + Accumulated Renovations/Capital Improvements | $20,000 |
| + Selling Costs | $31,328 |
| = Original Cost Base | $363,861 |
| – Accumulated Capital Works Deductions | $83,119 |
| = Adjusted Cost Base | $280,743 |
| Investor 1 | 2040 |

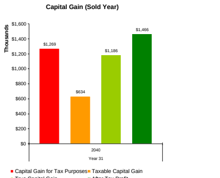
## Capital Gain (Projection)

| | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Sold Year | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Acquisition and Disposal Costs | $19,278 | $19,643 | $20,029 | $20,435 | $20,863 | $21,315 | $21,792 | $22,294 | $22,824 | $23,383 | $23,972 | $24,594 | $25,249 |
| Acquisition/Purchase Costs | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 |
| Disposal/Selling Costs | $6,745 | $7,110 | $7,496 | $7,902 | $8,330 | $8,782 | $9,259 | $9,761 | $10,291 | $10,850 | $11,439 | $12,061 | $12,716 |
| Property Agent Commission | $4,920 | $5,191 | $5,477 | $5,778 | $6,095 | $6,431 | $6,784 | $7,158 | $7,551 | $7,967 | $8,405 | $8,867 | $9,355 |
| Advertising Cost | $53 | $56 | $59 | $62 | $66 | $69 | $73 | $77 | $81 | $86 | $90 | $95 | $101 |
| Auction Cost | $381 | $402 | $424 | $447 | $472 | $498 | $525 | $554 | $585 | $617 | $651 | $687 | $724 |
| Discharge of Mortgage | $227 | $233 | $240 | $248 | $255 | $263 | $271 | $279 | $287 | $296 | $305 | $314 | $323 |
| Settlement Fee | $106 | $112 | $118 | $124 | $131 | $138 | $146 | $154 | $162 | $171 | $181 | $191 | $201 |
| Mortgage Exit Fee | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Solicitors' Fee | $741 | $782 | $825 | $870 | $918 | $968 | $1,022 | $1,078 | $1,137 | $1,200 | $1,266 | $1,335 | $1,409 |
| Removalist Cost | $318 | $335 | $353 | $373 | $393 | $415 | $438 | $462 | $487 | $514 | $542 | $572 | $604 |
| Other Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Holding Cost | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| Accumulated Holding Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Investor 1 | | | | | | | | | | | | | |
| Accumulated Holding Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Investor 2 | | | | | | | | | | | | | |
| Accumulated Holding Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Adjusted Cost Base | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 |
| Purchase Price | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 |
| + Purchase Costs | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 |
| + Accumulated Renovations/Capital Improvements | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 |
| + Selling Costs | $6,745 | $7,110 | $7,496 | $7,902 | $8,330 | $8,782 | $9,259 | $9,761 | $10,291 | $10,850 | $11,439 | $12,061 | $12,716 |
| = Original Cost Base | $339,278 | $339,643 | $340,029 | $340,435 | $340,863 | $341,315 | $341,792 | $342,294 | $342,824 | $343,383 | $343,972 | $344,594 | $345,249 |
| – Accumulated Capital Works Deductions | $4,819 | $7,519 | $10,219 | $12,919 | $15,619 | $18,319 | $21,019 | $23,719 | $26,419 | $29,119 | $31,819 | $34,519 | $37,219 |
| = Adjusted Cost Base | $334,459 | $332,125 | $329,810 | $327,516 | $325,245 | $322,997 | $320,773 | $318,575 | $316,405 | $314,264 | $312,153 | $310,075 | $308,031 |
| Investor 1 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |

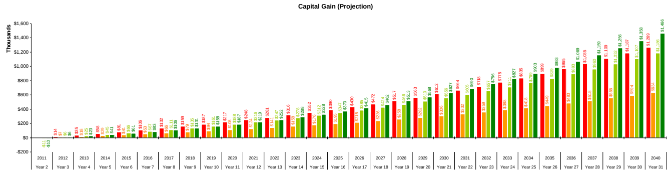
| | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Sold Year | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Acquisition and Disposal Costs | $25,941 | $26,670 | $27,439 | $28,250 | $29,105 | $30,007 | $30,958 | $31,962 | $33,020 | $34,136 | $35,314 | $36,556 | $37,865 | $39,247 | $40,704 | $42,241 | $43,861 |
| Acquisition/Purchase Costs | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 |
| Disposal/Selling Costs | $13,408 | $14,137 | $14,906 | $15,717 | $16,572 | $17,474 | $18,425 | $19,429 | $20,487 | $21,603 | $22,781 | $24,023 | $25,332 | $26,714 | $28,171 | $29,708 | $31,328 |
| Property Agent Commission | $9,869 | $10,412 | $10,985 | $11,589 | $12,226 | $12,899 | $13,608 | $14,356 | $15,146 | $15,979 | $16,858 | $17,785 | $18,763 | $19,795 | $20,884 | $22,033 | $23,244 |
| Advertising Cost | $106 | $112 | $118 | $125 | $131 | $139 | $146 | $154 | $163 | $172 | $181 | $191 | $202 | $213 | $225 | $237 | $250 |
| Auction Cost | $764 | $806 | $851 | $897 | $947 | $999 | $1,054 | $1,112 | $1,173 | $1,237 | $1,305 | $1,377 | $1,453 | $1,533 | $1,617 | $1,706 | $1,800 |
| Discharge of Mortgage | $333 | $343 | $353 | $364 | $375 | $386 | $397 | $409 | $422 | $434 | $447 | $461 | $474 | $489 | $503 | $518 | $534 |
| Settlement Fee | $212 | $224 | $236 | $249 | $263 | $277 | $293 | $309 | $326 | $344 | $363 | $383 | $404 | $426 | $449 | $474 | $500 |
| Mortgage Exit Fee | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Solicitors' Fee | $1,486 | $1,568 | $1,654 | $1,745 | $1,841 | $1,942 | $2,049 | $2,162 | $2,281 | $2,406 | $2,538 | $2,678 | $2,825 | $2,981 | $3,145 | $3,318 | $3,500 |
| Removalist Cost | $637 | $672 | $709 | $748 | $789 | $832 | $878 | $926 | $977 | $1,031 | $1,088 | $1,148 | $1,211 | $1,277 | $1,348 | $1,422 | $1,500 |
| Other Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Holding Cost | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| Accumulated Holding Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Investor 1 | | | | | | | | | | | | | | | | | |
| Accumulated Holding Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Investor 2 | | | | | | | | | | | | | | | | | |
| Accumulated Holding Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Adjusted Cost Base | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
| Purchase Price | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 | $300,000 |
| + Purchase Costs | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 | $12,533 |
| + Accumulated Renovations/Capital Improvements | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 | $20,000 |
| + Selling Costs | $13,408 | $14,137 | $14,906 | $15,717 | $16,572 | $17,474 | $18,425 | $19,429 | $20,487 | $21,603 | $22,781 | $24,023 | $25,332 | $26,714 | $28,171 | $29,708 | $31,328 |
| = Original Cost Base | $345,941 | $346,670 | $347,439 | $348,250 | $349,105 | $350,007 | $350,958 | $351,962 | $353,020 | $354,136 | $355,314 | $356,556 | $357,865 | $359,247 | $360,704 | $362,241 | $363,861 |
| – Accumulated Capital Works Deductions | $39,919 | $42,619 | $45,319 | $48,019 | $50,719 | $53,419 | $56,119 | $58,819 | $61,519 | $64,219 | $66,919 | $69,619 | $72,319 | $75,019 | $77,719 | $80,419 | $83,119 |
| = Adjusted Cost Base | $306,022 | $304,051 | $302,120 | $300,231 | $298,386 | $296,588 | $294,840 | $293,143 | $291,502 | $289,918 | $288,395 | $286,937 | $285,547 | $284,228 | $282,985 | $281,822 | $280,743 |
| Investor 1 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Purchase Price | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 |
| + Purchase Costs | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 |
| + Accumulated Renovations/Capital Improvements | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 |
| + Selling Costs | $15,664 | $3,373 | $3,555 | $3,748 | $3,951 | $4,165 | $4,391 | $4,629 | $4,881 | $5,145 | $5,425 | $5,720 | $6,030 | $6,358 | $6,704 | $7,068 | $7,453 | $7,858 | $8,286 | $8,737 | $9,213 | $9,714 | $10,244 | $10,802 | $11,390 | $12,011 | $12,666 | $13,357 | $14,085 | $14,854 | $15,664 |
| **= Original Cost Base** | $181,931 | $169,639 | $169,822 | $170,014 | $170,217 | $170,432 | $170,658 | $170,896 | $171,147 | $171,412 | $171,691 | $171,986 | $172,297 | $172,625 | $172,970 | $173,335 | $173,719 | $174,125 | $174,552 | $175,003 | $175,479 | $175,981 | $176,510 | $177,068 | $177,657 | $178,278 | $178,933 | $179,623 | $180,352 | $181,120 | $181,931 |
| – Accumulated Capital Works Deductions | $41,559 | $2,409 | $3,759 | $5,109 | $6,459 | $7,809 | $9,159 | $10,509 | $11,859 | $13,209 | $14,559 | $15,909 | $17,259 | $18,609 | $19,959 | $21,309 | $22,659 | $24,009 | $25,359 | $26,709 | $28,059 | $29,409 | $30,759 | $32,109 | $33,459 | $34,809 | $36,159 | $37,509 | $38,859 | $40,209 | $41,559 |
| **= Adjusted Cost Base** | $140,371 | $167,230 | $166,062 | $164,905 | $163,758 | $162,622 | $161,498 | $160,386 | $159,288 | $158,203 | $157,132 | $156,077 | $155,038 | $154,015 | $153,011 | $152,025 | $151,060 | $150,115 | $149,193 | $148,294 | $147,420 | $146,572 | $145,751 | $144,959 | $144,198 | $143,468 | $142,773 | $142,114 | $141,493 | $140,911 | $140,371 |
| **Investor 2** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Purchase Price | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 | $150,000 |
| + Purchase Costs | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 | $6,267 |
| + Accumulated Renovations/Capital Improvements | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 | $10,000 |
| + Selling Costs | $15,664 | $3,373 | $3,555 | $3,748 | $3,951 | $4,165 | $4,391 | $4,629 | $4,881 | $5,145 | $5,425 | $5,720 | $6,030 | $6,358 | $6,704 | $7,068 | $7,453 | $7,858 | $8,286 | $8,737 | $9,213 | $9,714 | $10,244 | $10,802 | $11,390 | $12,011 | $12,666 | $13,357 | $14,085 | $14,854 | $15,664 |
| **= Original Cost Base** | $181,931 | $169,639 | $169,822 | $170,014 | $170,217 | $170,432 | $170,658 | $170,896 | $171,147 | $171,412 | $171,691 | $171,986 | $172,297 | $172,625 | $172,970 | $173,335 | $173,719 | $174,125 | $174,552 | $175,003 | $175,479 | $175,981 | $176,510 | $177,068 | $177,657 | $178,278 | $178,933 | $179,623 | $180,352 | $181,120 | $181,931 |
| – Accumulated Capital Works Deductions | $41,559 | $2,409 | $3,759 | $5,109 | $6,459 | $7,809 | $9,159 | $10,509 | $11,859 | $13,209 | $14,559 | $15,909 | $17,259 | $18,609 | $19,959 | $21,309 | $22,659 | $24,009 | $25,359 | $26,709 | $28,059 | $29,409 | $30,759 | $32,109 | $33,459 | $34,809 | $36,159 | $37,509 | $38,859 | $40,209 | $41,559 |
| **= Adjusted Cost Base** | $140,371 | $167,230 | $166,062 | $164,905 | $163,758 | $162,622 | $161,498 | $160,386 | $159,288 | $158,203 | $157,132 | $156,077 | $155,038 | $154,015 | $153,011 | $152,025 | $151,060 | $150,115 | $149,193 | $148,294 | $147,420 | $146,572 | $145,751 | $144,959 | $144,198 | $143,468 | $142,773 | $142,114 | $141,493 | $140,911 | $140,371 |
| **True Capital Gain** | **Year 31** | **Year 2** | **Year 3** | **Year 4** | **Year 5** | **Year 6** | **Year 7** | **Year 8** | **Year 9** | **Year 10** | **Year 11** | **Year 12** | **Year 13** | **Year 14** | **Year 15** | **Year 16** | **Year 17** | **Year 18** | **Year 19** | **Year 20** | **Year 21** | **Year 22** | **Year 23** | **Year 24** | **Year 25** | **Year 26** | **Year 27** | **Year 28** | **Year 29** | **Year 30** | **Year 31** |
| Sold Price | $1,549,632 | $328,025 | $346,067 | $365,100 | $385,181 | $406,366 | $428,716 | $452,295 | $477,172 | $503,416 | $531,104 | $560,315 | $591,132 | $623,644 | $657,945 | $694,132 | $732,309 | $772,586 | $815,078 | $859,907 | $907,202 | $957,098 | $1,009,739 | $1,065,274 | $1,123,864 | $1,185,677 | $1,250,889 | $1,319,688 | $1,392,271 | $1,468,846 | $1,549,632 |
| – Original Cost Base | $363,861 | $339,278 | $339,643 | $340,029 | $340,435 | $340,863 | $341,315 | $341,792 | $342,294 | $342,824 | $343,383 | $343,972 | $344,594 | $345,249 | $345,941 | $346,670 | $347,439 | $348,250 | $349,105 | $350,007 | $350,958 | $351,962 | $353,020 | $354,136 | $355,314 | $356,556 | $357,865 | $359,247 | $360,704 | $362,241 | $363,861 |
| – Holding Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **= True Capital Gain** | $1,185,771 | -$11,253 | $6,423 | $25,072 | $44,746 | $65,502 | $87,401 | $110,504 | $134,877 | $160,592 | $187,721 | $216,342 | $246,538 | $278,395 | $312,004 | $347,462 | $384,870 | $424,336 | $465,973 | $509,900 | $556,244 | $605,136 | $656,718 | $711,138 | $768,551 | $829,121 | $893,024 | $960,441 | $1,031,567 | $1,106,605 | $1,185,771 |
| **Investor 1** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Sold Price | $774,816 | $164,013 | $173,033 | $182,550 | $192,590 | $203,183 | $214,358 | $226,148 | $238,586 | $251,708 | $265,552 | $280,157 | $295,566 | $311,822 | $328,972 | $347,066 | $366,154 | $386,293 | $407,539 | $429,954 | $453,601 | $478,549 | $504,869 | $532,637 | $561,932 | $592,838 | $625,445 | $659,844 | $696,135 | $734,423 | $774,816 |
| – Original Cost Base | $181,931 | $169,639 | $169,822 | $170,014 | $170,217 | $170,432 | $170,658 | $170,896 | $171,147 | $171,412 | $171,691 | $171,986 | $172,297 | $172,625 | $172,970 | $173,335 | $173,719 | $174,125 | $174,552 | $175,003 | $175,479 | $175,981 | $176,510 | $177,068 | $177,657 | $178,278 | $178,933 | $179,623 | $180,352 | $181,120 | $181,931 |
| – Holding Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **= True Capital Gain** | $592,885 | -$5,626 | $3,212 | $12,536 | $22,373 | $32,751 | $43,700 | $55,252 | $67,439 | $80,296 | $93,861 | $108,171 | $123,269 | $139,197 | $156,002 | $173,731 | $192,435 | $212,168 | $232,987 | $254,950 | $278,122 | $302,568 | $328,359 | $355,569 | $384,275 | $414,561 | $446,512 | $480,221 | $515,784 | $553,303 | $592,885 |
| **Investor 2** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Sold Price | $774,816 | $164,013 | $173,033 | $182,550 | $192,590 | $203,183 | $214,358 | $226,148 | $238,586 | $251,708 | $265,552 | $280,157 | $295,566 | $311,822 | $328,972 | $347,066 | $366,154 | $386,293 | $407,539 | $429,954 | $453,601 | $478,549 | $504,869 | $532,637 | $561,932 | $592,838 | $625,445 | $659,844 | $696,135 | $734,423 | $774,816 |
| – Original Cost Base | $181,931 | $169,639 | $169,822 | $170,014 | $170,217 | $170,432 | $170,658 | $170,896 | $171,147 | $171,412 | $171,691 | $171,986 | $172,297 | $172,625 | $172,970 | $173,335 | $173,719 | $174,125 | $174,552 | $175,003 | $175,479 | $175,981 | $176,510 | $177,068 | $177,657 | $178,278 | $178,933 | $179,623 | $180,352 | $181,120 | $181,931 |
| – Holding Cost | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **= True Capital Gain** | $592,885 | -$5,626 | $3,212 | $12,536 | $22,373 | $32,751 | $43,700 | $55,252 | $67,439 | $80,296 | $93,861 | $108,171 | $123,269 | $139,197 | $156,002 | $173,731 | $192,435 | $212,168 | $232,987 | $254,950 | $278,122 | $302,568 | $328,359 | $355,569 | $384,275 | $414,561 | $446,512 | $480,221 | $515,784 | $553,303 | $592,885 |
| **Taxable Capital Gain** | **Year 31** | **Year 2** | **Year 3** | **Year 4** | **Year 5** | **Year 6** | **Year 7** | **Year 8** | **Year 9** | **Year 10** | **Year 11** | **Year 12** | **Year 13** | **Year 14** | **Year 15** | **Year 16** | **Year 17** | **Year 18** | **Year 19** | **Year 20** | **Year 21** | **Year 22** | **Year 23** | **Year 24** | **Year 25** | **Year 26** | **Year 27** | **Year 28** | **Year 29** | **Year 30** | **Year 31** |
| Sold Price | $1,549,632 | $328,025 | $346,067 | $365,100 | $385,181 | $406,366 | $428,716 | $452,295 | $477,172 | $503,416 | $531,104 | $560,315 | $591,132 | $623,644 | $657,945 | $694,132 | $732,309 | $772,586 | $815,078 | $859,907 | $907,202 | $957,098 | $1,009,739 | $1,065,274 | $1,123,864 | $1,185,677 | $1,250,889 | $1,319,688 | $1,392,271 | $1,468,846 | $1,549,632 |
| – Adjusted Cost Base | $280,743 | $334,459 | $332,125 | $329,810 | $327,516 | $325,245 | $322,997 | $320,773 | $318,575 | $316,405 | $314,264 | $312,153 | $310,075 | $308,031 | $306,022 | $304,051 | $302,120 | $300,231 | $298,386 | $296,588 | $294,840 | $293,143 | $291,502 | $289,918 | $288,395 | $286,937 | $285,547 | $284,228 | $282,985 | $281,822 | $280,743 |
| **= Capital Gain** | $1,268,890 | $0 | $13,942 | $35,290 | $57,665 | $81,121 | $105,719 | $131,522 | $158,596 | $187,011 | $216,840 | $248,161 | $281,057 | $315,614 | $351,923 | $390,081 | $430,189 | $472,355 | $516,692 | $563,319 | $612,362 | $663,955 | $718,237 | $775,357 | $835,469 | $898,740 | $965,343 | $1,035,460 | $1,109,286 | $1,187,024 | $1,268,890 |
| – Capital Losses from Other CGT Events | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **= Capital Gain for Tax Purposes** | $1,268,890 | $0 | $13,942 | $35,290 | $57,665 | $81,121 | $105,719 | $131,522 | $158,596 | $187,011 | $216,840 | $248,161 | $281,057 | $315,614 | $351,923 | $390,081 | $430,189 | $472,355 | $516,692 | $563,319 | $612,362 | $663,955 | $718,237 | $775,357 | $835,469 | $898,740 | $965,343 | $1,035,460 | $1,109,286 | $1,187,024 | $1,268,890 |
| – 50% CGT Discount of Capital Gain | $634,445 | $0 | $6,971 | $17,645 | $28,832 | $40,561 | $52,860 | $65,761 | $79,298 | $93,505 | $108,420 | $124,081 | $140,528 | $157,807 | $175,961 | $195,040 | $215,094 | $236,177 | $258,346 | $281,659 | $306,181 | $331,978 | $359,119 | $387,678 | $417,735 | $449,370 | $482,671 | $517,730 | $554,643 | $593,512 | $634,445 |
| **= Taxable Capital Gain** | $634,445 | $0 | $6,971 | $17,645 | $28,832 | $40,561 | $52,860 | $65,761 | $79,298 | $93,505 | $108,420 | $124,081 | $140,528 | $157,807 | $175,961 | $195,040 | $215,094 | $236,177 | $258,346 | $281,659 | $306,181 | $331,978 | $359,119 | $387,678 | $417,735 | $449,370 | $482,671 | $517,730 | $554,643 | $593,512 | $634,445 |
| **Investor 1** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Sold Price | $774,816 | $164,013 | $173,033 | $182,550 | $192,590 | $203,183 | $214,358 | $226,148 | $238,586 | $251,708 | $265,552 | $280,157 | $295,566 | $311,822 | $328,972 | $347,066 | $366,154 | $386,293 | $407,539 | $429,954 | $453,601 | $478,549 | $504,869 | $532,637 | $561,932 | $592,838 | $625,445 | $659,844 | $696,135 | $734,423 | $774,816 |
| – Adjusted Cost Base | $140,371 | $167,230 | $166,062 | $164,905 | $163,758 | $162,622 | $161,498 | $160,386 | $159,288 | $158,203 | $157,132 | $156,077 | $155,038 | $154,015 | $153,011 | $152,025 | $151,060 | $150,115 | $149,193 | $148,294 | $147,420 | $146,572 | $145,751 | $144,959 | $144,198 | $143,468 | $142,773 | $142,114 | $141,493 | $140,911 | $140,371 |
| **= Capital Gain** | $634,445 | $0 | $6,971 | $17,645 | $28,832 | $40,561 | $52,860 | $65,761 | $79,298 | $93,505 | $108,420 | $124,081 | $140,528 | $157,807 | $175,961 | $195,040 | $215,094 | $236,177 | $258,346 | $281,659 | $306,181 | $331,978 | $359,119 | $387,678 | $417,735 | $449,370 | $482,671 | $517,730 | $554,643 | $593,512 | $634,445 |
| – Capital Losses from Other CGT Events | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **= Capital Gain for Tax Purposes** | $634,445 | $0 | $6,971 | $17,645 | $28,832 | $40,561 | $52,860 | $65,761 | $79,298 | $93,505 | $108,420 | $124,081 | $140,528 | $157,807 | $175,961 | $195,040 | $215,094 | $236,177 | $258,346 | $281,659 | $306,181 | $331,978 | $359,119 | $387,678 | $417,735 | $449,370 | $482,671 | $517,730 | $554,643 | $593,512 | $634,445 |
| – 50% CGT Discount of Capital Gain | $317,222 | $0 | $3,485 | $8,823 | $14,416 | $20,280 | $26,430 | $32,881 | $39,649 | $46,753 | $54,210 | $62,040 | $70,264 | $78,903 | $87,981 | $97,520 | $107,547 | $118,089 | $129,173 | $140,830 | $153,091 | $165,989 | $179,559 | $193,839 | $208,867 | $224,685 | $241,336 | $258,865 | $277,321 | $296,756 | $317,222 |
| **= Taxable Capital Gain** | $317,222 | $0 | $3,485 | $8,823 | $14,416 | $20,280 | $26,430 | $32,881 | $39,649 | $46,753 | $54,210 | $62,040 | $70,264 | $78,903 | $87,981 | $97,520 | $107,547 | $118,089 | $129,173 | $140,830 | $153,091 | $165,989 | $179,559 | $193,839 | $208,867 | $224,685 | $241,336 | $258,865 | $277,321 | $296,756 | $317,222 |
| **Investor 2** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Sold Price | $774,816 | $164,013 | $173,033 | $182,550 | $192,590 | $203,183 | $214,358 | $226,148 | $238,586 | $251,708 | $265,552 | $280,157 | $295,566 | $311,822 | $328,972 | $347,066 | $366,154 | $386,293 | $407,539 | $429,954 | $453,601 | $478,549 | $504,869 | $532,637 | $561,932 | $592,838 | $625,445 | $659,844 | $696,135 | $734,423 | $774,816 |
| – Adjusted Cost Base | $140,371 | $167,230 | $166,062 | $164,905 | $163,758 | $162,622 | $161,498 | $160,386 | $159,288 | $158,203 | $157,132 | $156,077 | $155,038 | $154,015 | $153,011 | $152,025 | $151,060 | $150,115 | $149,193 | $148,294 | $147,420 | $146,572 | $145,751 | $144,959 | $144,198 | $143,468 | $142,773 | $142,114 | $141,493 | $140,911 | $140,371 |
| **= Capital Gain** | $634,445 | $0 | $6,971 | $17,645 | $28,832 | $40,561 | $52,860 | $65,761 | $79,298 | $93,505 | $108,420 | $124,081 | $140,528 | $157,807 | $175,961 | $195,040 | $215,094 | $236,177 | $258,346 | $281,659 | $306,181 | $331,978 | $359,119 | $387,678 | $417,735 | $449,370 | $482,671 | $517,730 | $554,643 | $593,512 | $634,445 |
| – Capital Losses from Other CGT Events | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **= Capital Gain for Tax Purposes** | $634,445 | $0 | $6,971 | $17,645 | $28,832 | $40,561 | $52,860 | $65,761 | $79,298 | $93,505 | $108,420 | $124,081 | $140,528 | $157,807 | $175,961 | $195,040 | $215,094 | $236,177 | $258,346 | $281,659 | $306,181 | $331,978 | $359,119 | $387,678 | $417,735 | $449,370 | $482,671 | $517,730 | $554,643 | $593,512 | $634,445 |
| – 50% CGT Discount of Capital Gain | $317,222 | $0 | $3,485 | $8,823 | $14,416 | $20,280 | $26,430 | $32,881 | $39,649 | $46,753 | $54,210 | $62,040 | $70,264 | $78,903 | $87,981 | $97,520 | $107,547 | $118,089 | $129,173 | $140,830 | $153,091 | $165,989 | $179,559 | $193,839 | $208,867 | $224,685 | $241,336 | $258,865 | $277,321 | $296,756 | $317,222 |
| **= Taxable Capital Gain** | $317,222 | $0 | $3,485 | $8,823 | $14,416 | $20,280 | $26,430 | $32,881 | $39,649 | $46,753 | $54,210 | $62,040 | $70,264 | $78,903 | $87,981 | $97,520 | $107,547 | $118,089 | $129,173 | $140,830 | $153,091 | $165,989 | $179,559 | $193,839 | $208,867 | $224,685 | $241,336 | $258,865 | $277,321 | $296,756 | $317,222 |
| **Capital Loss** | **Year 31** | **Year 2** | **Year 3** | **Year 4** | **Year 5** | **Year 6** | **Year 7** | **Year 8** | **Year 9** | **Year 10** | **Year 11** | **Year 12** | **Year 13** | **Year 14** | **Year 15** | **Year 16** | **Year 17** | **Year 18** | **Year 19** | **Year 20** | **Year 21** | **Year 22** | **Year 23** | **Year 24** | **Year 25** | **Year 26** | **Year 27** | **Year 28** | **Year 29** | **Year 30** | **Year 31** |
| Capital Loss | $0 | $6,434 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| + Unapplied Capital Losses from Other CGT Events | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **= Unapplied Capital Loss** | $0 | $6,434 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Investor 1** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Capital Loss | $0 | $3,217 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| + Unapplied Capital Losses from Other CGT Events | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **= Unapplied Capital Loss** | $0 | $3,217 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Investor 2** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Capital Loss | $0 | $3,217 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| + Unapplied Capital Losses from Other CGT Events | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **= Unapplied Capital Loss** | $0 | $3,217 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Capital Gain Tax** | **Year 31** | **Year 2** | **Year 3** | **Year 4** | **Year 5** | **Year 6** | **Year 7** | **Year 8** | **Year 9** | **Year 10** | **Year 11** | **Year 12** | **Year 13** | **Year 14** | **Year 15** | **Year 16** | **Year 17** | **Year 18** | **Year 19** | **Year 20** | **Year 21** | **Year 22** | **Year 23** | **Year 24** | **Year 25** | **Year 26** | **Year 27** | **Year 28** | **Year 29** | **Year 30** | **Year 31** |
| **Total Capital Gain Tax** | $291,816 | $0 | $2,527 | $6,396 | $10,452 | $14,703 | $19,326 | $24,396 | $29,712 | $35,290 | $41,989 | $49,054 | $56,504 | $64,321 | $72,527 | $81,120 | $90,918 | $101,376 | $112,362 | $123,906 | $135,743 | $148,037 | $160,969 | $174,574 | $188,888 | $203,945 | $219,766 | $236,416 | $253,943 | $272,394 | $291,816 |
| Monthly Capital Gain Tax | $24,318 | $0 | $211 | $533 | $871 | $1,225 | $1,611 | $2,033 | $2,476 | $2,941 | $3,499 | $4,088 | $4,709 | $5,360 | $6,044 | $6,760 | $7,577 | $8,448 | $9,364 | $10,326 | $11,312 | $12,336 | $13,414 | $14,548 | $15,741 | $16,995 | $18,314 | $19,701 | $21,162 | $22,699 | $24,318 |
| Weekly Capital Gain Tax | $5,612 | $0 | $49 | $123 | $201 | $283 | $372 | $469 | $571 | $679 | $807 | $943 | $1,087 | $1,237 | $1,395 | $1,560 | $1,748 | $1,950 | $2,161 | $2,383 | $2,610 | $2,847 | $3,096 | $3,357 | $3,632 | $3,922 | $4,226 | $4,546 | $4,884 | $5,238 | $5,612 |
| **Investor 1** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Involvement (%) | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| Net Income | $248,870 | $103,321 | $106,587 | $109,923 | $113,334 | $116,926 | $120,559 | $124,236 | $128,014 | $131,899 | $136,188 | $140,020 | $144,268 | $148,650 | $153,173 | $157,845 | $162,672 | $167,662 | $172,823 | $178,164 | $183,693 | $189,419 | $195,351 | $201,499 | $207,873 | $214,397 | $220,847 | $227,500 | $234,391 | $241,530 | $248,870 |
| Add Taxable Capital Gain | $317,222 | $0 | $3,485 | $8,823 | $14,416 | $20,280 | $26,430 | $32,881 | $39,649 | $46,753 | $54,210 | $62,040 | $70,264 | $78,903 | $87,981 | $97,520 | $107,547 | $118,089 | $129,173 | $140,830 | $153,091 | $165,989 | $179,559 | $193,839 | $208,867 | $224,685 | $241,336 | $258,865 | $277,321 | $296,756 | $317,222 |
| Taxable Income | $566,092 | $103,321 | $110,073 | $118,745 | $127,750 | $137,207 | $146,989 | $157,116 | $167,663 | $178,652 | $190,398 | $202,060 | $214,532 | $227,553 | $241,154 | $255,365 | $270,219 | $285,751 | $301,996 | $318,994 | $336,784 | $355,408 | $374,910 | $395,338 | $416,740 | $439,082 | $462,183 | $486,365 | $511,712 | $538,286 | $566,092 |
| Tax on Net Income | $89,309 | $27,764 | $29,021 | $30,305 | $31,618 | $33,002 | $34,400 | $35,816 | $37,270 | $38,766 | $40,417 | $41,893 | $43,528 | $45,215 | $46,957 | $48,755 | $50,614 | $52,535 | $54,522 | $56,578 | $59,002 | $61,665 | $64,423 | $67,282 | $70,246 | $73,279 | $76,279 | $79,372 | $82,577 | $85,896 | $89,309 |
| Tax on Taxable Income | $236,818 | $27,764 | $30,363 | $33,702 | $37,169 | $40,810 | $44,576 | $48,475 | $52,535 | $56,766 | $62,120 | $67,543 | $73,342 | $79,397 | $85,722 | $92,330 | $99,237 | $106,459 | $114,013 | $121,917 | $130,190 | $138,850 | $147,918 | $157,417 | $167,369 | $177,758 | $188,500 | $199,745 | $211,531 | $223,888 | $236,818 |
| Capital Gain Tax | $147,508 | $0 | $1,342 | $3,397 | $5,550 | $7,808 | $10,175 | $12,659 | $15,265 | $18,000 | $21,703 | $25,650 | $29,814 | $34,182 | $38,765 | $43,574 | $48,623 | $53,924 | $59,491 | $65,339 | $71,187 | $77,185 | $83,495 | $90,135 | $97,123 | $104,479 | $112,221 | $120,372 | $128,954 | $137,992 | $147,508 |
| Monthly Capital Gain Tax | $12,292 | $0 | $112 | $283 | $463 | $651 | $848 | $1,055 | $1,272 | $1,500 | $1,809 | $2,138 | $2,485 | $2,849 | $3,230 | $3,631 | $4,052 | $4,494 | $4,958 | $5,445 | $5,932 | $6,432 | $6,958 | $7,511 | $8,094 | $8,707 | $9,352 | $10,031 | $10,746 | $11,499 | $12,292 |
| Weekly Capital Gain Tax | $2,837 | $0 | $26 | $65 | $107 | $150 | $196 | $243 | $294 | $346 | $417 | $493 | $573 | $657 | $745 | $838 | $935 | $1,037 | $1,144 | $1,257 | $1,369 | $1,484 | $1,606 | $1,733 | $1,868 | $2,009 | $2,158 | $2,315 | $2,480 | $2,654 | $2,837 |
| **Investor 2** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Involvement (%) | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% | 50% |
| Net Income | $139,991 | $46,537 | $48,559 | $50,618 | $52,722 | $54,974 | $57,232 | $59,501 | $61,836 | $64,242 | $67,014 | $69,292 | $71,947 | $74,696 | $77,545 | $80,501 | $83,569 | $86,757 | $90,071 | $93,518 | $97,106 | $100,842 | $104,734 | $108,792 | $113,023 | $117,351 | $121,550 | $125,895 | $130,421 | $135,136 | $139,991 |
| Add Taxable Capital Gain | $317,222 | $0 | $3,485 | $8,823 | $14,416 | $20,280 | $26,430 | $32,881 | $39,649 | $46,753 | $54,210 | $62,040 | $70,264 | $78,903 | $87,981 | $97,520 | $107,547 | $118,089 | $129,173 | $140,830 | $153,091 | $165,989 | $179,559 | $193,839 | $208,867 | $224,685 | $241,336 | $258,865 | $277,321 | $296,756 | $317,222 |
| Taxable Income | $457,213 | $46,537 | $52,044 | $59,441 | $67,138 | $75,254 | $83,662 | $92,382 | $101,485 | $110,995 | $121,224 | $131,332 | $142,211 | $153,599 | $165,526 | $178,021 | $191,116 | $204,846 | $219,244 | $234,348 | $250,196 | $266,831 | $284,294 | $302,631 | $321,891 | $342,036 | $362,886 | $384,760 | $407,742 | $431,892 | $457,213 |
| Tax on Net Income | $41,881 | $7,408 | $8,095 | $8,795 | $9,510 | $10,276 | $11,044 | $11,815 | $12,609 | $13,427 | $14,370 | $15,144 | $16,047 | $16,982 | $17,950 | $18,978 | $20,159 | $21,386 | $22,662 | $23,989 | $25,371 | $26,809 | $28,308 | $29,870 | $31,499 | $33,165 | $34,782 | $36,455 | $38,197 | $40,012 | $41,881 |
| Tax on Taxable Income | $186,189 | $7,408 | $9,280 | $11,795 | $14,412 | $17,171 | $20,195 | $23,552 | $27,057 | $30,718 | $34,656 | $38,548 | $42,736 | $47,121 | $51,712 | $56,523 | $62,454 | $68,838 | $75,533 | $82,557 | $89,926 | $97,661 | $105,782 | $114,308 | $123,264 | $132,632 | $142,327 | $152,499 | $163,185 | $174,415 | $186,189 |
| Capital Gain Tax | $144,308 | $0 | $1,185 | $3,000 | $4,901 | $6,895 | $9,151 | $11,737 | $14,447 | $17,291 | $20,286 | $23,404 | $26,689 | $30,139 | $33,762 | $37,545 | $42,295 | $47,452 | $52,871 | $58,567 | $64,556 | $70,852 | $77,474 | $84,439 | $91,765 | $99,467 | $107,545 | $116,044 | $124,988 | $134,402 | $144,308 |
| Monthly Capital Gain Tax | $12,026 | $0 | $99 | $250 | $408 | $575 | $763 | $978 | $1,204 | $1,441 | $1,691 | $1,950 | $2,224 | $2,512 | $2,814 | $3,129 | $3,525 | $3,954 | $4,406 | $4,881 | $5,380 | $5,904 | $6,456 | $7,037 | $7,647 | $8,289 | $8,962 | $9,670 | $10,416 | $11,200 | $12,026 |
| Weekly Capital Gain Tax | $2,775 | $0 | $23 | $58 | $94 | $133 | $176 | $226 | $278 | $333 | $390 | $450 | $513 | $580 | $649 | $722 | $813 | $913 | $1,017 | $1,126 | $1,241 | $1,363 | $1,490 | $1,624 | $1,765 | $1,913 | $2,068 | $2,232 | $2,404 | $2,585 | $2,775 |
| **Net Sales Proceeds** | **Year 31** | **Year 2** | **Year 3** | **Year 4** | **Year 5** | **Year 6** | **Year 7** | **Year 8** | **Year 9** | **Year 10** | **Year 11** | **Year 12** | **Year 13** | **Year 14** | **Year 15** | **Year 16** | **Year 17** | **Year 18** | **Year 19** | **Year 20** | **Year 21** | **Year 22** | **Year 23** | **Year 24** | **Year 25** | **Year 26** | **Year 27** | **Year 28** | **Year 29** | **Year 30** | **Year 31** |
| Sold Price | $1,549,632 | $328,025 | $346,067 | $365,100 | $385,181 | $406,366 | $428,716 | $452,295 | $477,172 | $503,416 | $531,104 | $560,315 | $591,132 | $623,644 | $657,945 | $694,132 | $732,309 | $772,586 | $815,078 | $859,907 | $907,202 | $957,098 | $1,009,739 | $1,065,274 | $1,123,864 | $1,185,677 | $1,250,889 | $1,319,688 | $1,392,271 | $1,468,846 | $1,549,632 |
| – Selling Costs | $31,328 | $6,745 | $7,110 | $7,496 | $7,902 | $8,330 | $8,782 | $9,259 | $9,761 | $10,291 | $10,850 | $11,439 | $12,061 | $12,716 | $13,408 | $14,137 | $14,906 | $15,717 | $16,572 | $17,474 | $18,425 | $19,429 | $20,487 | $21,603 | $22,781 | $24,023 | $25,332 | $26,714 | $28,171 | $29,708 | $31,328 |
| – End of Year Home Loan Balance | $0 | $234,653 | $231,123 | $227,337 | $223,276 | $218,920 | $214,248 | $209,237 | $203,862 | $198,097 | $191,914 | $185,282 | $178,169 | $170,539 | $162,356 | $153,578 | $144,164 | $134,066 | $123,235 | $111,619 | $99,159 | $85,795 | $71,461 | $56,086 | $39,596 | $29,940 | $23,826 | $17,265 | $10,227 | $2,675 | $0 |
| **= Before Tax Proceeds** | $1,518,304 | $86,627 | $107,833 | $130,268 | $154,003 | $179,116 | $205,686 | $233,800 | $263,548 | $295,028 | $328,340 | $363,593 | $400,903 | $440,389 | $482,182 | $526,417 | $573,239 | $622,803 | $675,271 | $730,814 | $789,618 | $851,874 | $917,791 | $987,584 | $1,061,487 | $1,131,714 | $1,201,731 | $1,275,709 | $1,353,873 | $1,436,464 | $1,518,304 |
| – Capital Gain Tax | $291,816 | $0 | $2,527 | $6,396 | $10,452 | $14,703 | $19,326 | $24,396 | $29,712 | $35,290 | $41,989 | $49,054 | $56,504 | $64,321 | $72,527 | $81,120 | $90,918 | $101,376 | $112,362 | $123,906 | $135,743 | $148,037 | $160,969 | $174,574 | $188,888 | $203,945 | $219,766 | $236,416 | $253,943 | $272,394 | $291,816 |
| **= Net Sales Proceeds** | $1,226,488 | $86,627 | $105,306 | $123,871 | $143,551 | $164,412 | $186,359 | $209,404 | $233,836 | $259,737 | $286,351 | $314,539 | $344,399 | $376,068 | $409,655 | $445,297 | $482,321 | $521,427 | $562,908 | $606,908 | $653,875 | $703,838 | $756,822 | $813,011 | $872,599 | $927,769 | $981,965 | $1,039,293 | $1,099,931 | $1,164,070 | $1,226,488 |
| **Investor 1** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Sold Price | $774,816 | $164,013 | $173,033 | $182,550 | $192,590 | $203,183 | $214,358 | $226,148 | $238,586 | $251,708 | $265,552 | $280,157 | $295,566 | $311,822 | $328,972 | $347,066 | $366,154 | $386,293 | $407,539 | $429,954 | $453,601 | $478,549 | $504,869 | $532,637 | $561,932 | $592,838 | $625,445 | $659,844 | $696,135 | $734,423 | $774,816 |
| – Selling Costs | $15,664 | $3,373 | $3,555 | $3,748 | $3,951 | $4,165 | $4,391 | $4,629 | $4,881 | $5,145 | $5,425 | $5,720 | $6,030 | $6,358 | $6,704 | $7,068 | $7,453 | $7,858 | $8,286 | $8,737 | $9,213 | $9,714 | $10,244 | $10,802 | $11,390 | $12,011 | $12,666 | $13,357 | $14,085 | $14,854 | $15,664 |
| – End of Year Home Loan Balance | $0 | $117,327 | $115,562 | $113,668 | $111,638 | $109,460 | $107,124 | $104,618 | $101,931 | $99,049 | $95,957 | $92,641 | $89,084 | $85,269 | $81,178 | $76,789 | $72,082 | $67,033 | $61,618 | $55,809 | $49,580 | $42,897 | $35,730 | $28,043 | $19,798 | $14,970 | $11,913 | $8,633 | $5,113 | $1,337 | $0 |
| **= Before Tax Proceeds** | $759,152 | $43,313 | $53,917 | $65,134 | $77,002 | $89,558 | $102,843 | $116,900 | $131,774 | $147,514 | $164,170 | $181,797 | $200,451 | $220,195 | $241,091 | $263,208 | $286,620 | $311,402 | $337,635 | $365,407 | $394,809 | $425,937 | $458,895 | $493,792 | $530,744 | $565,857 | $600,866 | $637,854 | $676,937 | $718,232 | $759,152 |
| – Capital Gain Tax | $147,508 | $0 | $1,342 | $3,397 | $5,550 | $7,808 | $10,175 | $12,659 | $15,265 | $18,000 | $21,703 | $25,650 | $29,814 | $34,182 | $38,765 | $43,574 | $48,623 | $53,924 | $59,491 | $65,339 | $71,187 | $77,185 | $83,495 | $90,135 | $97,123 | $104,479 | $112,221 | $120,372 | $128,954 | $137,992 | $147,508 |
| **= Net Sales Proceeds** | $611,644 | $43,313 | $52,575 | $61,737 | $71,451 | $81,750 | $92,667 | $104,241 | $116,509 | $129,514 | $142,467 | $156,146 | $170,637 | $186,012 | $202,326 | $219,634 | $237,997 | $257,477 | $278,144 | $300,068 | $323,622 | $348,752 | $375,400 | $403,657 | $433,620 | $461,379 | $488,645 | $517,482 | $547,982 | $580,240 | $611,644 |
| **Investor 2** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Sold Price | $774,816 | $164,013 | $173,033 | $182,550 | $192,590 | $203,183 | $214,358 | $226,148 | $238,586 | $251,708 | $265,552 | $280,157 | $295,566 | $311,822 | $328,972 | $347,066 | $366,154 | $386,293 | $407,539 | $429,954 | $453,601 | $478,549 | $504,869 | $532,637 | $561,932 | $592,838 | $625,445 | $659,844 | $696,135 | $734,423 | $774,816 |
| – Selling Costs | $15,664 | $3,373 | $3,555 | $3,748 | $3,951 | $4,165 | $4,391 | $4,629 | $4,881 | $5,145 | $5,425 | $5,720 | $6,030 | $6,358 | $6,704 | $7,068 | $7,453 | $7,858 | $8,286 | $8,737 | $9,213 | $9,714 | $10,244 | $10,802 | $11,390 | $12,011 | $12,666 | $13,357 | $14,085 | $14,854 | $15,664 |
| – End of Year Home Loan Balance | $0 | $117,327 | $115,562 | $113,668 | $111,638 | $109,460 | $107,124 | $104,618 | $101,931 | $99,049 | $95,957 | $92,641 | $89,084 | $85,269 | $81,178 | $76,789 | $72,082 | $67,033 | $61,618 | $55,809 | $49,580 | $42,897 | $35,730 | $28,043 | $19,798 | $14,970 | $11,913 | $8,633 | $5,113 | $1,337 | $0 |
| **= Before Tax Proceeds** | $759,152 | $43,313 | $53,917 | $65,134 | $77,002 | $89,558 | $102,843 | $116,900 | $131,774 | $147,514 | $164,170 | $181,797 | $200,451 | $220,195 | $241,091 | $263,208 | $286,620 | $311,402 | $337,635 | $365,407 | $394,809 | $425,937 | $458,895 | $493,792 | $530,744 | $565,857 | $600,866 | $637,854 | $676,937 | $718,232 | $759,152 |
| – Capital Gain Tax | $144,308 | $0 | $1,185 | $3,000 | $4,901 | $6,895 | $9,151 | $11,737 | $14,447 | $17,291 | $20,286 | $23,404 | $26,689 | $30,139 | $33,762 | $37,545 | $42,295 | $47,452 | $52,871 | $58,567 | $64,556 | $70,852 | $77,474 | $84,439 | $91,765 | $99,467 | $107,545 | $116,044 | $124,988 | $134,402 | $144,308 |
| **= Net Sales Proceeds** | $614,844 | $43,313 | $52,731 | $62,134 | $72,100 | $82,662 | $93,692 | $105,163 | $117,327 | $130,223 | $143,884 | $158,393 | $173,762 | $190,055 | $207,329 | $225,663 | $244,325 | $263,950 | $284,764 | $306,840 | $330,253 | $355,085 | $381,421 | $409,354 | $438,979 | $466,391 | $493,321 | $521,811 | $551,949 | $583,829 | $614,844 |
| **Return on Investment** | **Year 31** | **Year 2** | **Year 3** | **Year 4** | **Year 5** | **Year 6** | **Year 7** | **Year 8** | **Year 9** | **Year 10** | **Year 11** | **Year 12** | **Year 13** | **Year 14** | **Year 15** | **Year 16** | **Year 17** | **Year 18** | **Year 19** | **Year 20** | **Year 21** | **Year 22** | **Year 23** | **Year 24** | **Year 25** | **Year 26** | **Year 27** | **Year 28** | **Year 29** | **Year 30** | **Year 31** |
| True Capital Gain | $1,185,771 | -$11,253 | $6,423 | $25,072 | $44,746 | $65,502 | $87,401 | $110,504 | $134,877 | $160,592 | $187,721 | $216,342 | $246,538 | $278,395 | $312,004 | $347,462 | $384,870 | $424,336 | $465,973 | $509,900 | $556,244 | $605,136 | $656,718 | $711,138 | $768,551 | $829,121 | $893,024 | $960,441 | $1,031,567 | $1,106,605 | $1,185,771 |
| – Capital Gain Tax | $291,816 | $0 | $2,527 | $6,396 | $10,452 | $14,703 | $19,326 | $24,396 | $29,712 | $35,290 | $41,989 | $49,054 | $56,504 | $64,321 | $72,527 | $81,120 | $90,918 | $101,376 | $112,362 | $123,906 | $135,743 | $148,037 | $160,969 | $174,574 | $188,888 | $203,945 | $219,766 | $236,416 | $253,943 | $272,394 | $291,816 |
| + Accumulated After Tax Rental Income | $572,087 | $1,070 | $2,423 | $4,405 | $7,087 | $10,465 | $14,648 | $19,745 | $25,834 | $32,993 | $41,671 | $51,219 | $62,093 | $74,386 | $88,196 | $103,604 | $120,601 | $139,295 | $159,801 | $182,239 | $206,440 | $232,458 | $260,420 | $290,461 | $322,919 | $357,987 | $395,465 | $435,466 | $478,141 | $523,648 | $572,087 |
| **= After Tax Profit** | $1,466,042 | -$10,183 | $6,319 | $23,081 | $41,381 | $61,264 | $82,722 | $105,853 | $130,999 | $158,294 | $187,403 | $218,507 | $252,127 | $288,460 | $327,673 | $369,946 | $414,553 | $462,255 | $513,412 | $568,233 | $626,941 | $689,557 | $756,170 | $827,026 | $902,581 | $983,163 | $1,068,723 | $1,159,491 | $1,255,765 | $1,357,859 | $1,466,042 |
| ÷ Original Cost Base | $363,861 | $339,278 | $339,643 | $340,029 | $340,435 | $340,863 | $341,315 | $341,792 | $342,294 | $342,824 | $343,383 | $343,972 | $344,594 | $345,249 | $345,941 | $346,670 | $347,439 | $348,250 | $349,105 | $350,007 | $350,958 | $351,962 | $353,020 | $354,136 | $355,314 | $356,556 | $357,865 | $359,247 | $360,704 | $362,241 | $363,861 |
| **= Return on Investment (ROI) %** | 402.91% | -3.00% | 1.86% | 6.79% | 12.16% | 17.97% | 24.24% | 30.97% | 38.27% | 46.17% | 54.58% | 63.52% | 73.17% | 83.55% | 94.72% | 106.71% | 119.32% | 132.74% | 147.07% | 162.35% | 178.64% | 195.92% | 214.20% | 233.53% | 254.02% | 275.74% | 298.64% | 322.76% | 348.14% | 374.85% | 402.91% |
| **Investor 1** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| True Capital Gain | $592,885 | -$5,626 | $3,212 | $12,536 | $22,373 | $32,751 | $43,700 | $55,252 | $67,439 | $80,296 | $93,861 | $108,171 | $123,269 | $139,197 | $156,002 | $173,731 | $192,435 | $212,168 | $232,987 | $254,950 | $278,122 | $302,568 | $328,359 | $355,569 | $384,275 | $414,561 | $446,512 | $480,221 | $515,784 | $553,303 | $592,885 |
| – Capital Gain Tax | $147,508 | $0 | $1,342 | $3,397 | $5,550 | $7,808 | $10,175 | $12,659 | $15,265 | $18,000 | $21,703 | $25,650 | $29,814 | $34,182 | $38,765 | $43,574 | $48,623 | $53,924 | $59,491 | $65,339 | $71,187 | $77,185 | $83,495 | $90,135 | $97,123 | $104,479 | $112,221 | $120,372 | $128,954 | $137,992 | $147,508 |
| + Accumulated After Tax Rental Income | $274,422 | $779 | $1,573 | $2,663 | $4,081 | $5,825 | $7,949 | $10,508 | $13,539 | $17,083 | $21,355 | $26,042 | $31,366 | $37,371 | $44,105 | $51,618 | $59,962 | $69,192 | $79,366 | $90,545 | $102,498 | $115,130 | $128,497 | $142,658 | $157,869 | $174,292 | $191,836 | $210,551 | $230,510 | $251,784 | $274,422 |
| **= After Tax Profit** | $719,799 | -$4,848 | $3,443 | $11,802 | $20,904 | $30,768 | $41,473 | $53,100 | $65,713 | $79,379 | $93,512 | $108,563 | $124,821 | $142,386 | $161,342 | $181,775 | $203,774 | $227,436 | $252,861 | $280,156 | $309,432 | $340,513 | $373,361 | $408,091 | $445,021 | $484,375 | $526,127 | $570,400 | $617,339 | $667,095 | $719,799 |
| ÷ Original Cost Base | $181,931 | $169,639 | $169,822 | $170,014 | $170,217 | $170,432 | $170,658 | $170,896 | $171,147 | $171,412 | $171,691 | $171,986 | $172,297 | $172,625 | $172,970 | $173,335 | $173,719 | $174,125 | $174,552 | $175,003 | $175,479 | $175,981 | $176,510 | $177,068 | $177,657 | $178,278 | $178,933 | $179,623 | $180,352 | $181,120 | $181,931 |
| **= Return on Investment (ROI) %** | 395.64% | -2.86% | 2.03% | 6.94% | 12.28% | 18.05% | 24.30% | 31.07% | 38.40% | 46.31% | 54.47% | 63.12% | 72.45% | 82.48% | 93.28% | 104.87% | 117.30% | 130.62% | 144.86% | 160.09% | 176.34% | 193.49% | 211.52% | 230.47% | 250.49% | 271.70% | 294.04% | 317.55% | 342.30% | 368.32% | 395.64% |
| **Investor 2** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| True Capital Gain | $592,885 | -$5,626 | $3,212 | $12,536 | $22,373 | $32,751 | $43,700 | $55,252 | $67,439 | $80,296 | $93,861 | $108,171 | $123,269 | $139,197 | $156,002 | $173,731 | $192,435 | $212,168 | $232,987 | $254,950 | $278,122 | $302,568 | $328,359 | $355,569 | $384,275 | $414,561 | $446,512 | $480,221 | $515,784 | $553,303 | $592,885 |
| – Capital Gain Tax | $144,308 | $0 | $1,185 | $3,000 | $4,901 | $6,895 | $9,151 | $11,737 | $14,447 | $17,291 | $20,286 | $23,404 | $26,689 | $30,139 | $33,762 | $37,545 | $42,295 | $47,452 | $52,871 | $58,567 | $64,556 | $70,852 | $77,474 | $84,439 | $91,765 | $99,467 | $107,545 | $116,044 | $124,988 | $134,402 | $144,308 |
| + Accumulated After Tax Rental Income | $297,665 | $291 | $849 | $1,743 | $3,006 | $4,640 | $6,699 | $9,238 | $12,295 | $15,910 | $20,316 | $25,177 | $30,727 | $37,015 | $44,091 | $51,986 | $60,638 | $70,103 | $80,435 | $91,694 | $103,942 | $117,328 | $131,923 | $147,804 | $165,050 | $183,695 | $203,629 | $224,915 | $247,631 | $271,863 | $297,665 |
| **= After Tax Profit** | $746,243 | -$5,336 | $2,876 | $11,279 | $20,477 | $30,496 | $41,249 | $52,753 | $65,286 | $78,915 | $93,891 | $109,944 | $127,307 | $146,073 | $166,331 | $188,171 | $210,779 | $234,819 | $260,550 | $288,077 | $317,508 | $349,044 | $382,809 | $418,934 | $457,561 | $498,789 | $542,596 | $589,092 | $638,426 | $690,764 | $746,243 |
| ÷ Original Cost Base | $181,931 | $169,639 | $169,822 | $170,014 | $170,217 | $170,432 | $170,658 | $170,896 | $171,147 | $171,412 | $171,691 | $171,986 | $172,297 | $172,625 | $172,970 | $173,335 | $173,719 | $174,125 | $174,552 | $175,003 | $175,479 | $175,981 | $176,510 | $177,068 | $177,657 | $178,278 | $178,933 | $179,623 | $180,352 | $181,120 | $181,931 |
| **= Return on Investment (ROI) %** | 410.18% | -3.15% | 1.69% | 6.63% | 12.03% | 17.89% | 24.17% | 30.87% | 38.15% | 46.04% | 54.69% | 63.93% | 73.89% | 84.62% | 96.16% | 108.56% | 121.33% | 134.86% | 149.27% | 164.61% | 180.94% | 198.34% | 216.88% | 236.59% | 257.55% | 279.78% | 303.24% | 327.96% | 353.99% | 381.38% | 410.18% |
| **Return on Investment (NPV)** | **Year 31** | **Year 2** | **Year 3** | **Year 4** | **Year 5** | **Year 6** | **Year 7** | **Year 8** | **Year 9** | **Year 10** | **Year 11** | **Year 12** | **Year 13** | **Year 14** | **Year 15** | **Year 16** | **Year 17** | **Year 18** | **Year 19** | **Year 20** | **Year 21** | **Year 22** | **Year 23** | **Year 24** | **Year 25** | **Year 26** | **Year 27** | **Year 28** | **Year 29** | **Year 30** | **Year 31** |
| Discount Rate for NPV | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| True Capital Gain (NPV) | $292,988 | -$20,611 | -$13,034 | -$5,274 | $2,674 | $10,816 | $19,155 | $27,696 | $36,445 | $45,406 | $54,585 | $63,986 | $73,616 | $83,479 | $93,582 | $103,930 | $114,529 | $125,385 | $136,505 | $147,895 | $159,561 | $171,511 | $183,750 | $196,286 | $209,127 | $222,280 | $235,751 | $249,550 | $263,683 | $278,160 | $292,988 |
| – Capital Gain Tax (NPV) | $120,224 | $0 | $2,382 | $5,854 | $9,286 | $12,683 | $16,186 | $19,836 | $23,455 | $27,047 | $31,244 | $35,438 | $39,631 | $43,800 | $47,949 | $52,068 | $56,657 | $61,334 | $66,001 | $70,662 | $75,157 | $79,577 | $84,008 | $88,455 | $92,921 | $97,405 | $101,904 | $106,432 | $110,992 | $115,589 | $120,224 |
| + Accumulated After Tax Rental Income (NPV) | $305,711 | $1,047 | $2,322 | $4,136 | $6,519 | $9,433 | $12,936 | $17,081 | $21,887 | $27,374 | $33,831 | $40,729 | $48,355 | $56,726 | $65,857 | $75,746 | $86,338 | $97,649 | $109,694 | $122,490 | $135,889 | $149,875 | $164,468 | $179,690 | $195,657 | $212,406 | $229,784 | $247,792 | $266,444 | $285,755 | $305,711 |
| **= After Tax Profit (NPV)** | $478,475 | -$19,564 | -$13,094 | -$6,991 | -$93 | $7,566 | $15,905 | $24,941 | $34,877 | $45,733 | $57,172 | $69,277 | $82,341 | $96,406 | $111,490 | $127,608 | $144,210 | $161,700 | $180,198 | $199,723 | $220,293 | $241,808 | $264,210 | $287,521 | $311,864 | $337,280 | $363,631 | $390,910 | $419,135 | $448,326 | $478,475 |
| ÷ Original Cost Base (NPV) | $345,440 | $339,082 | $339,235 | $339,393 | $339,554 | $339,719 | $339,888 | $340,061 | $340,239 | $340,420 | $340,606 | $340,797 | $340,992 | $341,192 | $341,397 | $341,607 | $341,822 | $342,042 | $342,267 | $342,498 | $342,735 | $342,977 | $343,225 | $343,479 | $343,740 | $344,006 | $344,279 | $344,559 | $344,846 | $345,139 | $345,440 |
| **= Return on Investment (NPV) %** | 138.51% | -5.77% | -3.86% | -2.06% | -0.03% | 2.23% | 4.68% | 7.33% | 10.25% | 13.43% | 16.79% | 20.33% | 24.15% | 28.26% | 32.66% | 37.36% | 42.19% | 47.27% | 52.65% | 58.31% | 64.28% | 70.50% | 76.98% | 83.71% | 90.73% | 98.04% | 105.62% | 113.45% | 121.54% | 129.90% | 138.51% |
| **Investor 1** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Discount Rate for NPV | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| True Capital Gain (NPV) | $146,494 | -$10,305 | -$6,517 | -$2,637 | $1,337 | $5,408 | $9,577 | $13,848 | $18,223 | $22,703 | $27,292 | $31,993 | $36,808 | $41,740 | $46,791 | $51,965 | $57,264 | $62,693 | $68,253 | $73,947 | $79,781 | $85,755 | $91,875 | $98,143 | $104,564 | $111,140 | $117,876 | $124,775 | $131,842 | $139,080 | $146,494 |
| – Capital Gain Tax (NPV) | $60,772 | $0 | $1,265 | $3,108 | $4,931 | $6,735 | $8,522 | $10,293 | $12,050 | $13,795 | $16,149 | $18,530 | $20,911 | $23,276 | $25,628 | $27,969 | $30,300 | $32,625 | $34,945 | $37,262 | $39,415 | $41,491 | $43,575 | $45,671 | $47,778 | $49,900 | $52,036 | $54,190 | $56,363 | $58,556 | $60,772 |
| + Accumulated After Tax Rental Income (NPV) | $147,564 | $763 | $1,512 | $2,509 | $3,769 | $5,274 | $7,052 | $9,133 | $11,526 | $14,242 | $17,420 | $20,807 | $24,541 | $28,630 | $33,082 | $37,904 | $43,104 | $48,688 | $54,665 | $61,040 | $67,658 | $74,448 | $81,424 | $88,599 | $96,082 | $103,926 | $112,061 | $120,487 | $129,210 | $138,238 | $147,564 |
| **= After Tax Profit (NPV)** | $233,287 | -$9,542 | -$6,270 | -$3,236 | $175 | $3,946 | $8,108 | $12,688 | $17,698 | $23,149 | $28,564 | $34,270 | $40,438 | $47,093 | $54,245 | $61,901 | $70,068 | $78,756 | $87,972 | $97,725 | $108,024 | $118,713 | $129,724 | $141,072 | $152,868 | $165,166 | $177,900 | $191,071 | $204,689 | $218,762 | $233,287 |
| ÷ Original Cost Base (NPV) | $172,720 | $169,541 | $169,618 | $169,696 | $169,777 | $169,859 | $169,944 | $170,031 | $170,119 | $170,210 | $170,303 | $170,398 | $170,496 | $170,596 | $170,698 | $170,803 | $170,911 | $171,021 | $171,134 | $171,249 | $171,367 | $171,488 | $171,613 | $171,740 | $171,870 | $172,003 | $172,140 | $172,280 | $172,423 | $172,570 | $172,720 |
| **= Return on Investment (NPV) %** | 135.07% | -5.63% | -3.70% | -1.91% | 0.10% | 2.32% | 4.77% | 7.46% | 10.40% | 13.60% | 16.77% | 20.11% | 23.72% | 27.61% | 31.78% | 36.24% | 41.00% | 46.05% | 51.41% | 57.07% | 63.04% | 69.22% | 75.59% | 82.14% | 88.94% | 96.03% | 103.35% | 110.91% | 118.71% | 126.77% | 135.07% |
| **Investor 2** | 2040 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Discount Rate for NPV | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| True Capital Gain (NPV) | $146,494 | -$10,305 | -$6,517 | -$2,637 | $1,337 | $5,408 | $9,577 | $13,848 | $18,223 | $22,703 | $27,292 | $31,993 | $36,808 | $41,740 | $46,791 | $51,965 | $57,264 | $62,693 | $68,253 | $73,947 | $79,781 | $85,755 | $91,875 | $98,143 | $104,564 | $111,140 | $117,876 | $124,775 | $131,842 | $139,080 | $146,494 |
| – Capital Gain Tax (NPV) | $59,453 | $0 | $1,117 | $2,745 | $4,355 | $5,948 | $7,664 | $9,543 | $11,405 | $13,252 | $15,095 | $16,907 | $18,719 | $20,523 | $22,321 | $24,099 | $26,357 | $28,709 | $31,056 | $33,400 | $35,743 | $38,087 | $40,433 | $42,784 | $45,142 | $47,506 | $49,880 | $52,242 | $54,629 | $57,033 | $59,453 |
| + Accumulated After Tax Rental Income (NPV) | $158,147 | $283 | $810 | $1,627 | $2,749 | $4,159 | $5,884 | $7,948 | $10,361 | $13,132 | $16,411 | $19,922 | $23,815 | $28,096 | $32,775 | $37,842 | $43,234 | $48,960 | $55,029 | $61,450 | $68,232 | $75,427 | $83,044 | $91,091 | $99,575 | $108,480 | $117,723 | $127,306 | $137,234 | $147,517 | $158,147 |
| **= After Tax Profit (NPV)** | $245,188 | -$10,022 | -$6,824 | -$3,755 | -$268 | $3,619 | $7,798 | $12,253 | $17,179 | $22,583 | $28,608 | $35,008 | $41,903 | $49,313 | $57,245 | $65,708 | $74,142 | $82,944 | $92,226 | $101,997 | $112,269 | $123,095 | $134,486 | $146,450 | $158,996 | $172,114 | $185,731 | $199,839 | $214,447 | $229,564 | $245,188 |
| ÷ Original Cost Base (NPV) | $172,720 | $169,541 | $169,618 | $169,696 | $169,777 | $169,859 | $169,944 | $170,031 | $170,119 | $170,210 | $170,303 | $170,398 | $170,496 | $170,596 | $170,698 | $170,803 | $170,911 | $171,021 | $171,134 | $171,249 | $171,367 | $171,488 | $171,613 | $171,740 | $171,870 | $172,003 | $172,140 | $172,280 | $172,423 | $172,570 | $172,720 |
| **= Return on Investment (NPV) %** | 141.96% | -5.91% | -4.02% | -2.21% | -0.16% | 2.13% | 4.59% | 7.21% | 10.10% | 13.27% | 16.80% | 20.54% | 24.58% | 28.91% | 33.54% | 38.47% | 43.38% | 48.50% | 53.89% | 59.56% | 65.51% | 71.78% | 78.37% | 85.27% | 92.51% | 100.06% | 107.90% | 116.00% | 124.37% | 133.03% | 141.96% |

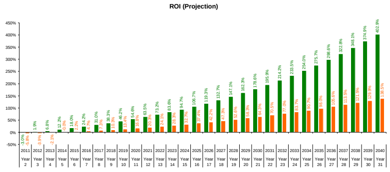
**Capital Gain (Sold Year)**




**Capital Gain (Projection)**




**ROI (Projection)**




## Rental Yield Analysis

| **Rental Yield Analysis** | **Input** | **Year 1** | **Year 2** | **Year 3** | **Year 4** | **Year 5** | **Year 6** | **Year 7** | **Year 8** | **Year 9** | **Year 10** | **Year 11** | **Year 12** | **Year 13** | **Year 14** | **Year 15** | **Year 16** | **Year 17** | **Year 18** | **Year 19** | **Year 20** | **Year 21** | **Year 22** | **Year 23** | **Year 24** | **Year 25** | **Year 26** | **Year 27** | **Year 28** | **Year 29** | **Year 30** | **Year 31** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Weekly Rental Analysis** | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Rental Yield % on Purchase Price | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% |
| Rental Yield % on Start of Year Market Value | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% | 5.50% |
| Weekly Rental on Purchase Price | | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 | $317 |
| Weekly Rental on Start of Year Market Value | | $317 | $329 | $347 | $366 | $386 | $407 | $430 | $453 | $478 | $505 | $532 | $562 | $593 | $625 | $660 | $696 | $734 | $775 | $817 | $862 | $910 | $960 | $1,012 | $1,068 | $1,127 | $1,189 | $1,254 | $1,323 | $1,396 | $1,473 | $1,554 |
| **Rental Yield % on Start of Year Market Value** | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Rented Weeks | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Weekly Rental | $300 | 5.00% | 4.82% | 4.57% | 4.33% | 4.11% | 3.89% | 3.69% | 3.50% | 3.32% | 3.14% | 2.98% | 2.82% | 2.68% | 2.54% | 2.41% | 2.28% | 2.16% | 2.05% | 1.94% | 1.84% | 1.74% | 1.65% | 1.57% | 1.49% | 1.41% | 1.33% | 1.27% | 1.20% | 1.14% | 1.08% | 1.02% |
| Weekly Rental | $310 | 5.17% | 4.99% | 4.73% | 4.48% | 4.25% | 4.02% | 3.81% | 3.62% | 3.43% | 3.25% | 3.08% | 2.92% | 2.77% | 2.62% | 2.49% | 2.36% | 2.23% | 2.12% | 2.01% | 1.90% | 1.80% | 1.71% | 1.62% | 1.54% | 1.46% | 1.38% | 1.31% | 1.24% | 1.17% | 1.11% | 1.06% |
| Weekly Rental | $320 | 5.33% | 5.15% | 4.88% | 4.62% | 4.38% | 4.15% | 3.94% | 3.73% | 3.54% | 3.35% | 3.18% | 3.01% | 2.86% | 2.71% | 2.57% | 2.43% | 2.31% | 2.18% | 2.07% | 1.96% | 1.86% | 1.76% | 1.67% | 1.58% | 1.50% | 1.42% | 1.35% | 1.28% | 1.21% | 1.15% | 1.09% |
| Weekly Rental | $330 | 5.50% | 5.31% | 5.03% | 4.77% | 4.52% | 4.28% | 4.06% | 3.85% | 3.65% | 3.46% | 3.28% | 3.11% | 2.94% | 2.79% | 2.65% | 2.51% | 2.38% | 2.25% | 2.14% | 2.02% | 1.92% | 1.82% | 1.72% | 1.63% | 1.55% | 1.47% | 1.39% | 1.32% | 1.25% | 1.19% | 1.12% |
| Weekly Rental | $340 | 5.67% | 5.47% | 5.18% | 4.91% | 4.66% | 4.41% | 4.18% | 3.97% | 3.76% | 3.56% | 3.38% | 3.20% | 3.03% | 2.88% | 2.73% | 2.58% | 2.45% | 2.32% | 2.20% | 2.09% | 1.98% | 1.87% | 1.78% | 1.68% | 1.60% | 1.51% | 1.43% | 1.36% | 1.29% | 1.22% | 1.16% |
| Weekly Rental | $350 | 5.83% | 5.63% | 5.33% | 5.06% | 4.79% | 4.54% | 4.31% | 4.08% | 3.87% | 3.67% | 3.48% | 3.30% | 3.12% | 2.96% | 2.81% | 2.66% | 2.52% | 2.39% | 2.27% | 2.15% | 2.04% | 1.93% | 1.83% | 1.73% | 1.64% | 1.56% | 1.48% | 1.40% | 1.33% | 1.26% | 1.19% |
| Weekly Rental | $360 | 6.00% | 5.79% | 5.49% | 5.20% | 4.93% | 4.67% | 4.43% | 4.20% | 3.98% | 3.77% | 3.58% | 3.39% | 3.21% | 3.05% | 2.89% | 2.74% | 2.59% | 2.46% | 2.33% | 2.21% | 2.09% | 1.98% | 1.88% | 1.78% | 1.69% | 1.60% | 1.52% | 1.44% | 1.36% | 1.29% | 1.23% |
| Weekly Rental | $370 | 6.17% | 5.95% | 5.64% | 5.35% | 5.07% | 4.80% | 4.55% | 4.32% | 4.09% | 3.88% | 3.67% | 3.48% | 3.30% | 3.13% | 2.97% | 2.81% | 2.67% | 2.53% | 2.39% | 2.27% | 2.15% | 2.04% | 1.93% | 1.83% | 1.74% | 1.65% | 1.56% | 1.48% | 1.40% | 1.33% | 1.26% |
| Weekly Rental | $380 | 6.33% | 6.11% | 5.79% | 5.49% | 5.20% | 4.93% | 4.68% | 4.43% | 4.20% | 3.98% | 3.77% | 3.58% | 3.39% | 3.21% | 3.05% | 2.89% | 2.74% | 2.59% | 2.46% | 2.33% | 2.21% | 2.09% | 1.99% | 1.88% | 1.78% | 1.69% | 1.60% | 1.52% | 1.44% | 1.36% | 1.29% |
| Weekly Rental | $390 | 6.50% | 6.27% | 5.94% | 5.63% | 5.34% | 5.06% | 4.80% | 4.55% | 4.31% | 4.09% | 3.87% | 3.67% | 3.48% | 3.30% | 3.13% | 2.96% | 2.81% | 2.66% | 2.52% | 2.39% | 2.27% | 2.15% | 2.04% | 1.93% | 1.83% | 1.74% | 1.64% | 1.56% | 1.48% | 1.40% | 1.33% |
| Weekly Rental | $400 | 6.67% | 6.43% | 6.10% | 5.78% | 5.48% | 5.19% | 4.92% | 4.67% | 4.42% | 4.19% | 3.97% | 3.77% | 3.57% | 3.38% | 3.21% | 3.04% | 2.88% | 2.73% | 2.59% | 2.45% | 2.33% | 2.20% | 2.09% | 1.98% | 1.88% | 1.78% | 1.69% | 1.60% | 1.52% | 1.44% | 1.36% |
| Weekly Rental | $410 | 6.83% | 6.59% | 6.25% | 5.92% | 5.61% | 5.32% | 5.04% | 4.78% | 4.53% | 4.30% | 4.07% | 3.86% | 3.66% | 3.47% | 3.29% | 3.12% | 2.95% | 2.80% | 2.65% | 2.52% | 2.38% | 2.26% | 2.14% | 2.03% | 1.92% | 1.82% | 1.73% | 1.64% | 1.55% | 1.47% | 1.40% |
| Weekly Rental | $420 | 7.00% | 6.75% | 6.40% | 6.07% | 5.75% | 5.45% | 5.17% | 4.90% | 4.64% | 4.40% | 4.17% | 3.95% | 3.75% | 3.55% | 3.37% | 3.19% | 3.03% | 2.87% | 2.72% | 2.58% | 2.44% | 2.31% | 2.19% | 2.08% | 1.97% | 1.87% | 1.77% | 1.68% | 1.59% | 1.51% | 1.43% |
| Weekly Rental | $430 | 7.17% | 6.91% | 6.55% | 6.21% | 5.89% | 5.58% | 5.29% | 5.01% | 4.75% | 4.51% | 4.27% | 4.05% | 3.84% | 3.64% | 3.45% | 3.27% | 3.10% | 2.94% | 2.78% | 2.64% | 2.50% | 2.37% | 2.25% | 2.13% | 2.02% | 1.91% | 1.81% | 1.72% | 1.63% | 1.54% | 1.46% |
| Weekly Rental | $440 | 7.33% | 7.08% | 6.71% | 6.36% | 6.03% | 5.71% | 5.41% | 5.13% | 4.86% | 4.61% | 4.37% | 4.14% | 3.93% | 3.72% | 3.53% | 3.34% | 3.17% | 3.00% | 2.85% | 2.70% | 2.56% | 2.43% | 2.30% | 2.18% | 2.07% | 1.96% | 1.86% | 1.76% | 1.67% | 1.58% | 1.50% |
| Weekly Rental | $450 | 7.50% | 7.24% | 6.86% | 6.50% | 6.16% | 5.84% | 5.54% | 5.25% | 4.97% | 4.72% | 4.47% | 4.24% | 4.02% | 3.81% | 3.61% | 3.42% | 3.24% | 3.07% | 2.91% | 2.76% | 2.62% | 2.48% | 2.35% | 2.23% | 2.11% | 2.00% | 1.90% | 1.80% | 1.70% | 1.62% | 1.53% |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Weekly Rental | $460 | 7.67% | 7.40% | 7.01% | 6.65% | 6.30% | 5.97% | 5.66% | 5.36% | 5.09% | 4.82% | 4.57% | 4.33% | 4.10% | 3.89% | 3.69% | 3.50% | 3.31% | 3.14% | 2.98% | 2.82% | 2.67% | 2.54% | 2.40% | 2.28% | 2.16% | 2.05% | 1.94% | 1.84% | 1.74% | 1.65% | 1.57% |
| Weekly Rental | $470 | 7.83% | 7.56% | 7.16% | 6.79% | 6.44% | 6.10% | 5.78% | 5.48% | 5.20% | 4.92% | 4.67% | 4.42% | 4.19% | 3.98% | 3.77% | 3.57% | 3.39% | 3.21% | 3.04% | 2.88% | 2.73% | 2.59% | 2.46% | 2.33% | 2.21% | 2.09% | 1.98% | 1.88% | 1.78% | 1.69% | 1.60% |
| Weekly Rental | $480 | 8.00% | 7.72% | 7.32% | 6.94% | 6.57% | 6.23% | 5.91% | 5.60% | 5.31% | 5.03% | 4.77% | 4.52% | 4.28% | 4.06% | 3.85% | 3.65% | 3.46% | 3.28% | 3.11% | 2.94% | 2.79% | 2.65% | 2.51% | 2.38% | 2.25% | 2.14% | 2.02% | 1.92% | 1.82% | 1.72% | 1.63% |
| Weekly Rental | $490 | 8.17% | 7.88% | 7.47% | 7.08% | 6.71% | 6.36% | 6.03% | 5.71% | 5.42% | 5.13% | 4.87% | 4.61% | 4.37% | 4.14% | 3.93% | 3.72% | 3.53% | 3.35% | 3.17% | 3.01% | 2.85% | 2.70% | 2.56% | 2.43% | 2.30% | 2.18% | 2.07% | 1.96% | 1.86% | 1.76% | 1.67% |
| Weekly Rental | $500 | 8.33% | 8.04% | 7.62% | 7.22% | 6.85% | 6.49% | 6.15% | 5.83% | 5.53% | 5.24% | 4.97% | 4.71% | 4.46% | 4.23% | 4.01% | 3.80% | 3.60% | 3.41% | 3.24% | 3.07% | 2.91% | 2.76% | 2.61% | 2.48% | 2.35% | 2.22% | 2.11% | 2.00% | 1.89% | 1.80% | 1.70% |
| Weekly Rental | $510 | 8.50% | 8.20% | 7.77% | 7.37% | 6.98% | 6.62% | 6.28% | 5.95% | 5.64% | 5.34% | 5.07% | 4.80% | 4.55% | 4.31% | 4.09% | 3.88% | 3.67% | 3.48% | 3.30% | 3.13% | 2.97% | 2.81% | 2.66% | 2.53% | 2.39% | 2.27% | 2.15% | 2.04% | 1.93% | 1.83% | 1.74% |
| Weekly Rental | $520 | 8.67% | 8.36% | 7.93% | 7.51% | 7.12% | 6.75% | 6.40% | 6.06% | 5.75% | 5.45% | 5.16% | 4.90% | 4.64% | 4.40% | 4.17% | 3.95% | 3.75% | 3.55% | 3.37% | 3.19% | 3.02% | 2.87% | 2.72% | 2.57% | 2.44% | 2.31% | 2.19% | 2.08% | 1.97% | 1.87% | 1.77% |
| Weekly Rental | $530 | 8.83% | 8.52% | 8.08% | 7.66% | 7.26% | 6.88% | 6.52% | 6.18% | 5.86% | 5.55% | 5.26% | 4.99% | 4.73% | 4.48% | 4.25% | 4.03% | 3.82% | 3.62% | 3.43% | 3.25% | 3.08% | 2.92% | 2.77% | 2.62% | 2.49% | 2.36% | 2.24% | 2.12% | 2.01% | 1.90% | 1.80% |
| Weekly Rental | $540 | 9.00% | 8.68% | 8.23% | 7.80% | 7.40% | 7.01% | 6.64% | 6.30% | 5.97% | 5.66% | 5.36% | 5.08% | 4.82% | 4.57% | 4.33% | 4.10% | 3.89% | 3.69% | 3.49% | 3.31% | 3.14% | 2.98% | 2.82% | 2.67% | 2.53% | 2.40% | 2.28% | 2.16% | 2.05% | 1.94% | 1.84% |
| Weekly Rental | $550 | 9.17% | 8.84% | 8.38% | 7.95% | 7.53% | 7.14% | 6.77% | 6.41% | 6.08% | 5.76% | 5.46% | 5.18% | 4.91% | 4.65% | 4.41% | 4.18% | 3.96% | 3.76% | 3.56% | 3.37% | 3.20% | 3.03% | 2.87% | 2.72% | 2.58% | 2.45% | 2.32% | 2.20% | 2.08% | 1.98% | 1.87% |
| Weekly Rental | $560 | 9.33% | 9.01% | 8.54% | 8.09% | 7.67% | 7.27% | 6.89% | 6.53% | 6.19% | 5.87% | 5.56% | 5.27% | 5.00% | 4.74% | 4.49% | 4.26% | 4.03% | 3.82% | 3.62% | 3.44% | 3.26% | 3.09% | 2.93% | 2.77% | 2.63% | 2.49% | 2.36% | 2.24% | 2.12% | 2.01% | 1.91% |
| Weekly Rental | $570 | 9.50% | 9.17% | 8.69% | 8.24% | 7.81% | 7.40% | 7.01% | 6.65% | 6.30% | 5.97% | 5.66% | 5.37% | 5.09% | 4.82% | 4.57% | 4.33% | 4.11% | 3.89% | 3.69% | 3.50% | 3.31% | 3.14% | 2.98% | 2.82% | 2.68% | 2.54% | 2.40% | 2.28% | 2.16% | 2.05% | 1.94% |
| Weekly Rental | $580 | 9.67% | 9.33% | 8.84% | 8.38% | 7.94% | 7.53% | 7.14% | 6.76% | 6.41% | 6.08% | 5.76% | 5.46% | 5.18% | 4.91% | 4.65% | 4.41% | 4.18% | 3.96% | 3.75% | 3.56% | 3.37% | 3.20% | 3.03% | 2.87% | 2.72% | 2.58% | 2.45% | 2.32% | 2.20% | 2.08% | 1.97% |
| Weekly Rental | $590 | 9.83% | 9.49% | 8.99% | 8.52% | 8.08% | 7.66% | 7.26% | 6.88% | 6.52% | 6.18% | 5.86% | 5.55% | 5.26% | 4.99% | 4.73% | 4.48% | 4.25% | 4.03% | 3.82% | 3.62% | 3.43% | 3.25% | 3.08% | 2.92% | 2.77% | 2.62% | 2.49% | 2.36% | 2.24% | 2.12% | 2.01% |
| Weekly Rental | $600 | 10.00% | 9.65% | 9.15% | 8.67% | 8.22% | 7.79% | 7.38% | 7.00% | 6.63% | 6.29% | 5.96% | 5.65% | 5.35% | 5.08% | 4.81% | 4.56% | 4.32% | 4.10% | 3.88% | 3.68% | 3.49% | 3.31% | 3.13% | 2.97% | 2.82% | 2.67% | 2.53% | 2.40% | 2.27% | 2.15% | 2.04% |
| Weekly Rental | $610 | 10.17% | 9.81% | 9.30% | 8.81% | 8.35% | 7.92% | 7.51% | 7.11% | 6.74% | 6.39% | 6.06% | 5.74% | 5.44% | 5.16% | 4.89% | 4.64% | 4.39% | 4.16% | 3.95% | 3.74% | 3.55% | 3.36% | 3.19% | 3.02% | 2.86% | 2.71% | 2.57% | 2.44% | 2.31% | 2.19% | 2.08% |
| Weekly Rental | $620 | 10.33% | 9.97% | 9.45% | 8.96% | 8.49% | 8.05% | 7.63% | 7.23% | 6.85% | 6.50% | 6.16% | 5.84% | 5.53% | 5.24% | 4.97% | 4.71% | 4.47% | 4.23% | 4.01% | 3.80% | 3.61% | 3.42% | 3.24% | 3.07% | 2.91% | 2.76% | 2.61% | 2.48% | 2.35% | 2.23% | 2.11% |
| Weekly Rental | $630 | 10.50% | 10.13% | 9.60% | 9.10% | 8.63% | 8.18% | 7.75% | 7.35% | 6.96% | 6.60% | 6.26% | 5.93% | 5.62% | 5.33% | 5.05% | 4.79% | 4.54% | 4.30% | 4.08% | 3.86% | 3.66% | 3.47% | 3.29% | 3.12% | 2.96% | 2.80% | 2.66% | 2.52% | 2.39% | 2.26% | 2.14% |
| Weekly Rental | $640 | 10.67% | 10.29% | 9.76% | 9.25% | 8.76% | 8.31% | 7.87% | 7.46% | 7.08% | 6.71% | 6.36% | 6.03% | 5.71% | 5.41% | 5.13% | 4.86% | 4.61% | 4.37% | 4.14% | 3.93% | 3.72% | 3.53% | 3.34% | 3.17% | 3.00% | 2.85% | 2.70% | 2.56% | 2.42% | 2.30% | 2.18% |
| Weekly Rental | $650 | 10.83% | 10.45% | 9.91% | 9.39% | 8.90% | 8.44% | 8.00% | 7.58% | 7.19% | 6.81% | 6.46% | 6.12% | 5.80% | 5.50% | 5.21% | 4.94% | 4.68% | 4.44% | 4.21% | 3.99% | 3.78% | 3.58% | 3.40% | 3.22% | 3.05% | 2.89% | 2.74% | 2.60% | 2.46% | 2.33% | 2.21% |
| Weekly Rental | $660 | 11.00% | 10.61% | 10.06% | 9.54% | 9.04% | 8.57% | 8.12% | 7.70% | 7.30% | 6.92% | 6.56% | 6.21% | 5.89% | 5.58% | 5.29% | 5.02% | 4.75% | 4.51% | 4.27% | 4.05% | 3.84% | 3.64% | 3.45% | 3.27% | 3.10% | 2.94% | 2.78% | 2.64% | 2.50% | 2.37% | 2.25% |
| Weekly Rental | $670 | 11.17% | 10.77% | 10.21% | 9.68% | 9.18% | 8.70% | 8.24% | 7.81% | 7.41% | 7.02% | 6.65% | 6.31% | 5.98% | 5.67% | 5.37% | 5.09% | 4.83% | 4.57% | 4.34% | 4.11% | 3.90% | 3.69% | 3.50% | 3.32% | 3.14% | 2.98% | 2.83% | 2.68% | 2.54% | 2.41% | 2.28% |
| Weekly Rental | $680 | 11.33% | 10.94% | 10.37% | 9.82% | 9.31% | 8.83% | 8.37% | 7.93% | 7.52% | 7.13% | 6.75% | 6.40% | 6.07% | 5.75% | 5.45% | 5.17% | 4.90% | 4.64% | 4.40% | 4.17% | 3.95% | 3.75% | 3.55% | 3.37% | 3.19% | 3.03% | 2.87% | 2.72% | 2.58% | 2.44% | 2.31% |
| Weekly Rental | $690 | 11.50% | 11.10% | 10.52% | 9.97% | 9.45% | 8.96% | 8.49% | 8.05% | 7.63% | 7.23% | 6.85% | 6.50% | 6.16% | 5.84% | 5.53% | 5.24% | 4.97% | 4.71% | 4.47% | 4.23% | 4.01% | 3.80% | 3.60% | 3.42% | 3.24% | 3.07% | 2.91% | 2.76% | 2.61% | 2.48% | 2.35% |

| Property Price / Market Value Analysis | Input | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | Year 21 | Year 22 | Year 23 | Year 24 | Year 25 | Year 26 | Year 27 | Year 28 | Year 29 | Year 30 | Year 31 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Rental Yield % | 3.00% | 3.00% | 3.25% | 3.50% | 3.75% | 4.00% | 4.25% | 4.50% | 4.75% | 5.00% | 5.25% | 5.50% | 5.75% | 6.00% | 6.25% | 6.50% | 6.75% | 7.00% | 7.25% | 7.50% | 7.75% | 8.00% | 8.25% | 8.50% | 8.75% | 9.00% | 9.25% | 9.50% | 9.75% | 10.00% | 10.25% | 10.50% |
| Rented Weeks | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Weekly Rental | $300 | $500,000 | $461,538 | $428,571 | $400,000 | $375,000 | $352,941 | $333,333 | $315,789 | $300,000 | $285,714 | $272,727 | $260,870 | $250,000 | $240,000 | $230,769 | $222,222 | $214,286 | $206,897 | $200,000 | $193,548 | $187,500 | $181,818 | $176,471 | $171,429 | $166,667 | $162,162 | $157,895 | $153,846 | $150,000 | $146,341 | $142,857 |
| Weekly Rental | $310 | $516,667 | $476,923 | $442,857 | $413,333 | $387,500 | $364,706 | $344,444 | $326,316 | $310,000 | $295,238 | $281,818 | $269,565 | $258,333 | $248,000 | $238,462 | $229,630 | $221,429 | $213,793 | $206,667 | $200,000 | $193,750 | $187,879 | $182,353 | $177,143 | $172,222 | $167,568 | $163,158 | $158,974 | $155,000 | $151,220 | $147,619 |
| Weekly Rental | $320 | $533,333 | $492,308 | $457,143 | $426,667 | $400,000 | $376,471 | $355,556 | $336,842 | $320,000 | $304,762 | $290,909 | $278,261 | $266,667 | $256,000 | $246,154 | $237,037 | $228,571 | $220,690 | $213,333 | $206,452 | $200,000 | $193,939 | $188,235 | $182,857 | $177,778 | $172,973 | $168,421 | $164,103 | $160,000 | $156,098 | $152,381 |
| Weekly Rental | $330 | $550,000 | $507,692 | $471,429 | $440,000 | $412,500 | $388,235 | $366,667 | $347,368 | $330,000 | $314,286 | $300,000 | $286,957 | $275,000 | $264,000 | $253,846 | $244,444 | $235,714 | $227,586 | $220,000 | $212,903 | $206,250 | $200,000 | $194,118 | $188,571 | $183,333 | $178,378 | $173,684 | $169,231 | $165,000 | $160,976 | $157,143 |
| Weekly Rental | $340 | $566,667 | $523,077 | $485,714 | $453,333 | $425,000 | $400,000 | $377,778 | $357,895 | $340,000 | $323,810 | $309,091 | $295,652 | $283,333 | $272,000 | $261,538 | $251,852 | $242,857 | $234,483 | $226,667 | $219,355 | $212,500 | $206,061 | $200,000 | $194,286 | $188,889 | $183,784 | $178,947 | $174,359 | $170,000 | $165,854 | $161,905 |
| Weekly Rental | $350 | $583,333 | $538,462 | $500,000 | $466,667 | $437,500 | $411,765 | $388,889 | $368,421 | $350,000 | $333,333 | $318,182 | $304,348 | $291,667 | $280,000 | $269,231 | $259,259 | $250,000 | $241,379 | $233,333 | $225,806 | $218,750 | $212,121 | $205,882 | $200,000 | $194,444 | $189,189 | $184,211 | $179,487 | $175,000 | $170,732 | $166,667 |
| Weekly Rental | $360 | $600,000 | $553,846 | $514,286 | $480,000 | $450,000 | $423,529 | $400,000 | $378,947 | $360,000 | $342,857 | $327,273 | $313,043 | $300,000 | $288,000 | $276,923 | $266,667 | $257,143 | $248,276 | $240,000 | $232,258 | $225,000 | $218,182 | $211,765 | $205,714 | $200,000 | $194,595 | $189,474 | $184,615 | $180,000 | $175,610 | $171,429 |
| Weekly Rental | $370 | $616,667 | $569,231 | $528,571 | $493,333 | $462,500 | $435,294 | $411,111 | $389,474 | $370,000 | $352,381 | $336,364 | $321,739 | $308,333 | $296,000 | $284,615 | $274,074 | $264,286 | $255,172 | $246,667 | $238,710 | $231,250 | $224,242 | $217,647 | $211,429 | $205,556 | $200,000 | $194,737 | $189,744 | $185,000 | $180,488 | $176,190 |
| Weekly Rental | $380 | $633,333 | $584,615 | $542,857 | $506,667 | $475,000 | $447,059 | $422,222 | $400,000 | $380,000 | $361,905 | $345,455 | $330,435 | $316,667 | $304,000 | $292,308 | $281,481 | $271,429 | $262,069 | $253,333 | $245,161 | $237,500 | $230,303 | $223,529 | $217,143 | $211,111 | $205,405 | $200,000 | $194,872 | $190,000 | $185,366 | $180,952 |
| Weekly Rental | $390 | $650,000 | $600,000 | $557,143 | $520,000 | $487,500 | $458,824 | $433,333 | $410,526 | $390,000 | $371,429 | $354,545 | $339,130 | $325,000 | $312,000 | $300,000 | $288,889 | $278,571 | $268,966 | $260,000 | $251,613 | $243,750 | $236,364 | $229,412 | $222,857 | $216,667 | $210,811 | $205,263 | $200,000 | $195,000 | $190,244 | $185,714 |
| Weekly Rental | $400 | $666,667 | $615,385 | $571,429 | $533,333 | $500,000 | $470,588 | $444,444 | $421,053 | $400,000 | $380,952 | $363,636 | $347,826 | $333,333 | $320,000 | $307,692 | $296,296 | $285,714 | $275,862 | $266,667 | $258,065 | $250,000 | $242,424 | $235,294 | $228,571 | $222,222 | $216,216 | $210,526 | $205,128 | $200,000 | $195,122 | $190,476 |
| Weekly Rental | $410 | $683,333 | $630,769 | $585,714 | $546,667 | $512,500 | $482,353 | $455,556 | $431,579 | $410,000 | $390,476 | $372,727 | $356,522 | $341,667 | $328,000 | $315,385 | $303,704 | $292,857 | $282,759 | $273,333 | $264,516 | $256,250 | $248,485 | $241,176 | $234,286 | $227,778 | $221,622 | $215,789 | $210,256 | $205,000 | $200,000 | $195,238 |
| Weekly Rental | $420 | $700,000 | $646,154 | $600,000 | $560,000 | $525,000 | $494,118 | $466,667 | $442,105 | $420,000 | $400,000 | $381,818 | $365,217 | $350,000 | $336,000 | $323,077 | $311,111 | $300,000 | $289,655 | $280,000 | $270,968 | $262,500 | $254,545 | $247,059 | $240,000 | $233,333 | $227,027 | $221,053 | $215,385 | $210,000 | $204,878 | $200,000 |
| Weekly Rental | $430 | $716,667 | $661,538 | $614,286 | $573,333 | $537,500 | $505,882 | $477,778 | $452,632 | $430,000 | $409,524 | $390,909 | $373,913 | $358,333 | $344,000 | $330,769 | $318,519 | $307,143 | $296,552 | $286,667 | $277,419 | $268,750 | $260,606 | $252,941 | $245,714 | $238,889 | $232,432 | $226,316 | $220,513 | $215,000 | $209,756 | $204,762 |
| Weekly Rental | $440 | $733,333 | $676,923 | $628,571 | $586,667 | $550,000 | $517,647 | $488,889 | $463,158 | $440,000 | $419,048 | $400,000 | $382,609 | $366,667 | $352,000 | $338,462 | $325,926 | $314,286 | $303,448 | $293,333 | $283,871 | $275,000 | $266,667 | $258,824 | $251,429 | $244,444 | $237,838 | $231,579 | $225,641 | $220,000 | $214,634 | $209,524 |
| Weekly Rental | $450 | $750,000 | $692,308 | $642,857 | $600,000 | $562,500 | $529,412 | $500,000 | $473,684 | $450,000 | $428,571 | $409,091 | $391,304 | $375,000 | $360,000 | $346,154 | $333,333 | $321,429 | $310,345 | $300,000 | $290,323 | $281,250 | $272,727 | $264,706 | $257,143 | $250,000 | $243,243 | $236,842 | $230,769 | $225,000 | $219,512 | $214,286 |
| Weekly Rental | $460 | $766,667 | $707,692 | $657,143 | $613,333 | $575,000 | $541,176 | $511,111 | $484,211 | $460,000 | $438,095 | $418,182 | $400,000 | $383,333 | $368,000 | $353,846 | $340,741 | $328,571 | $317,241 | $306,667 | $296,774 | $287,500 | $278,788 | $270,588 | $262,857 | $255,556 | $248,649 | $242,105 | $235,897 | $230,000 | $224,390 | $219,048 |
| Weekly Rental | $470 | $783,333 | $723,077 | $671,429 | $626,667 | $587,500 | $552,941 | $522,222 | $494,737 | $470,000 | $447,619 | $427,273 | $408,696 | $391,667 | $376,000 | $361,538 | $348,148 | $335,714 | $324,138 | $313,333 | $303,226 | $293,750 | $284,848 | $276,471 | $268,571 | $261,111 | $254,054 | $247,368 | $241,026 | $235,000 | $229,268 | $223,810 |
| Weekly Rental | $480 | $800,000 | $738,462 | $685,714 | $640,000 | $600,000 | $564,706 | $533,333 | $505,263 | $480,000 | $457,143 | $436,364 | $417,391 | $400,000 | $384,000 | $369,231 | $355,556 | $342,857 | $331,034 | $320,000 | $309,677 | $300,000 | $290,909 | $282,353 | $274,286 | $266,667 | $259,459 | $252,632 | $246,154 | $240,000 | $234,146 | $228,571 |
| Weekly Rental | $490 | $816,667 | $753,846 | $700,000 | $653,333 | $612,500 | $576,471 | $544,444 | $515,789 | $490,000 | $466,667 | $445,455 | $426,087 | $408,333 | $392,000 | $376,923 | $362,963 | $350,000 | $337,931 | $326,667 | $316,129 | $306,250 | $296,970 | $288,235 | $280,000 | $272,222 | $264,865 | $257,895 | $251,282 | $245,000 | $239,024 | $233,333 |
| Weekly Rental | $500 | $833,333 | $769,231 | $714,286 | $666,667 | $625,000 | $588,235 | $555,556 | $526,316 | $500,000 | $476,190 | $454,545 | $434,783 | $416,667 | $400,000 | $384,615 | $370,370 | $357,143 | $344,828 | $333,333 | $322,581 | $312,500 | $303,030 | $294,118 | $285,714 | $277,778 | $270,270 | $263,158 | $256,410 | $250,000 | $243,902 | $238,095 |
| Weekly Rental | $510 | $850,000 | $784,615 | $728,571 | $680,000 | $637,500 | $600,000 | $566,667 | $536,842 | $510,000 | $485,714 | $463,636 | $443,478 | $425,000 | $408,000 | $392,308 | $377,778 | $364,286 | $351,724 | $340,000 | $329,032 | $318,750 | $309,091 | $300,000 | $291,429 | $283,333 | $275,676 | $268,421 | $261,538 | $255,000 | $248,780 | $242,857 |
| Weekly Rental | $520 | $866,667 | $800,000 | $742,857 | $693,333 | $650,000 | $611,765 | $577,778 | $547,368 | $520,000 | $495,238 | $472,727 | $452,174 | $433,333 | $416,000 | $400,000 | $385,185 | $371,429 | $358,621 | $346,667 | $335,484 | $325,000 | $315,152 | $305,882 | $297,143 | $288,889 | $281,081 | $273,684 | $266,667 | $260,000 | $253,659 | $247,619 |
| Weekly Rental | $530 | $883,333 | $815,385 | $757,143 | $706,667 | $662,500 | $623,529 | $588,889 | $557,895 | $530,000 | $504,762 | $481,818 | $460,870 | $441,667 | $424,000 | $407,692 | $392,593 | $378,571 | $365,517 | $353,333 | $341,935 | $331,250 | $321,212 | $311,765 | $302,857 | $294,444 | $286,486 | $278,947 | $271,795 | $265,000 | $258,537 | $252,381 |
| Weekly Rental | $540 | $900,000 | $830,769 | $771,429 | $720,000 | $675,000 | $635,294 | $600,000 | $568,421 | $540,000 | $514,286 | $490,909 | $469,565 | $450,000 | $432,000 | $415,385 | $400,000 | $385,714 | $372,414 | $360,000 | $348,387 | $337,500 | $327,273 | $317,647 | $308,571 | $300,000 | $291,892 | $284,211 | $276,923 | $270,000 | $263,415 | $257,143 |
| Weekly Rental | $550 | $916,667 | $846,154 | $785,714 | $733,333 | $687,500 | $647,059 | $611,111 | $578,947 | $550,000 | $523,810 | $500,000 | $478,261 | $458,333 | $440,000 | $423,077 | $407,407 | $392,857 | $379,310 | $366,667 | $354,839 | $343,750 | $333,333 | $323,529 | $314,286 | $305,556 | $297,297 | $289,474 | $282,051 | $275,000 | $268,293 | $261,905 |
| Weekly Rental | $560 | $933,333 | $861,538 | $800,000 | $746,667 | $700,000 | $658,824 | $622,222 | $589,474 | $560,000 | $533,333 | $509,091 | $486,957 | $466,667 | $448,000 | $430,769 | $414,815 | $400,000 | $386,207 | $373,333 | $361,290 | $350,000 | $339,394 | $329,412 | $320,000 | $311,111 | $302,703 | $294,737 | $287,179 | $280,000 | $273,171 | $266,667 |
| Weekly Rental | $570 | $950,000 | $876,923 | $814,286 | $760,000 | $712,500 | $670,588 | $633,333 | $600,000 | $570,000 | $542,857 | $518,182 | $495,652 | $475,000 | $456,000 | $438,462 | $422,222 | $407,143 | $393,103 | $380,000 | $367,742 | $356,250 | $345,455 | $335,294 | $325,714 | $316,667 | $308,108 | $300,000 | $292,308 | $285,000 | $278,049 | $271,429 |
| Weekly Rental | $580 | $966,667 | $892,308 | $828,571 | $773,333 | $725,000 | $682,353 | $644,444 | $610,526 | $580,000 | $552,381 | $527,273 | $504,348 | $483,333 | $464,000 | $446,154 | $429,630 | $414,286 | $400,000 | $386,667 | $374,194 | $362,500 | $351,515 | $341,176 | $331,429 | $322,222 | $313,514 | $305,263 | $297,436 | $290,000 | $282,927 | $276,190 |
| Weekly Rental | $590 | $983,333 | $907,692 | $842,857 | $786,667 | $737,500 | $694,118 | $655,556 | $621,053 | $590,000 | $561,905 | $536,364 | $513,043 | $491,667 | $472,000 | $453,846 | $437,037 | $421,429 | $406,897 | $393,333 | $380,645 | $368,750 | $357,576 | $347,059 | $337,143 | $327,778 | $318,919 | $310,526 | $302,564 | $295,000 | $287,805 | $280,952 |
| Weekly Rental | $600 | $1,000,000 | $923,077 | $857,143 | $800,000 | $750,000 | $705,882 | $666,667 | $631,579 | $600,000 | $571,429 | $545,455 | $521,739 | $500,000 | $480,000 | $461,538 | $444,444 | $428,571 | $413,793 | $400,000 | $387,097 | $375,000 | $363,636 | $352,941 | $342,857 | $333,333 | $324,324 | $315,789 | $307,692 | $300,000 | $292,683 | $285,714 |
| Weekly Rental | $610 | $1,016,667 | $938,462 | $871,429 | $813,333 | $762,500 | $717,647 | $677,778 | $642,105 | $610,000 | $580,952 | $554,545 | $530,435 | $508,333 | $488,000 | $469,231 | $451,852 | $435,714 | $420,690 | $406,667 | $393,548 | $381,250 | $369,697 | $358,824 | $348,571 | $338,889 | $329,730 | $321,053 | $312,821 | $305,000 | $297,561 | $290,476 |
| Weekly Rental | $620 | $1,033,333 | $953,846 | $885,714 | $826,667 | $775,000 | $729,412 | $688,889 | $652,632 | $620,000 | $590,476 | $563,636 | $539,130 | $516,667 | $496,000 | $476,923 | $459,259 | $442,857 | $427,586 | $413,333 | $400,000 | $387,500 | $375,758 | $364,706 | $354,286 | $344,444 | $335,135 | $326,316 | $317,949 | $310,000 | $302,439 | $295,238 |
| Weekly Rental | $630 | $1,050,000 | $969,231 | $900,000 | $840,000 | $787,500 | $741,176 | $700,000 | $663,158 | $630,000 | $600,000 | $572,727 | $547,826 | $525,000 | $504,000 | $484,615 | $466,667 | $450,000 | $434,483 | $420,000 | $406,452 | $393,750 | $381,818 | $370,588 | $360,000 | $350,000 | $340,541 | $331,579 | $323,077 | $315,000 | $307,317 | $300,000 |
| Weekly Rental | $640 | $1,066,667 | $984,615 | $914,286 | $853,333 | $800,000 | $752,941 | $711,111 | $673,684 | $640,000 | $609,524 | $581,818 | $556,522 | $533,333 | $512,000 | $492,308 | $474,074 | $457,143 | $441,379 | $426,667 | $412,903 | $400,000 | $387,879 | $376,471 | $365,714 | $355,556 | $345,946 | $336,842 | $328,205 | $320,000 | $312,195 | $304,762 |
| Weekly Rental | $650 | $1,083,333 | $1,000,000 | $928,571 | $866,667 | $812,500 | $764,706 | $722,222 | $684,211 | $650,000 | $619,048 | $590,909 | $565,217 | $541,667 | $520,000 | $500,000 | $481,481 | $464,286 | $448,276 | $433,333 | $419,355 | $406,250 | $393,939 | $382,353 | $371,429 | $361,111 | $351,351 | $342,105 | $333,333 | $325,000 | $317,073 | $309,524 |
| Weekly Rental | $660 | $1,100,000 | $1,015,385 | $942,857 | $880,000 | $825,000 | $776,471 | $733,333 | $694,737 | $660,000 | $628,571 | $600,000 | $573,913 | $550,000 | $528,000 | $507,692 | $488,889 | $471,429 | $455,172 | $440,000 | $425,806 | $412,500 | $400,000 | $388,235 | $377,143 | $366,667 | $356,757 | $347,368 | $338,462 | $330,000 | $321,951 | $314,286 |
| Weekly Rental | $670 | $1,116,667 | $1,030,769 | $957,143 | $893,333 | $837,500 | $788,235 | $744,444 | $705,263 | $670,000 | $638,095 | $609,091 | $582,609 | $558,333 | $536,000 | $515,385 | $496,296 | $478,571 | $462,069 | $446,667 | $432,258 | $418,750 | $406,061 | $394,118 | $382,857 | $372,222 | $362,162 | $352,632 | $343,590 | $335,000 | $326,829 | $319,048 |
| Weekly Rental | $680 | $1,133,333 | $1,046,154 | $971,429 | $906,667 | $850,000 | $800,000 | $755,556 | $715,789 | $680,000 | $647,619 | $618,182 | $591,304 | $566,667 | $544,000 | $523,077 | $503,704 | $485,714 | $468,966 | $453,333 | $438,710 | $425,000 | $412,121 | $400,000 | $388,571 | $377,778 | $367,568 | $357,895 | $348,718 | $340,000 | $331,707 | $323,810 |
| Weekly Rental | $690 | $1,150,000 | $1,061,538 | $985,714 | $920,000 | $862,500 | $811,765 | $766,667 | $726,316 | $690,000 | $657,143 | $627,273 | $600,000 | $575,000 | $552,000 | $530,769 | $511,111 | $492,857 | $475,862 | $460,000 | $445,161 | $431,250 | $418,182 | $405,882 | $394,286 | $383,333 | $372,973 | $363,158 | $353,846 | $345,000 | $336,585 | $328,571 |