



Section 1 Summary Property Information

Property Address:	Asking Price: \$
Agent Name & Contact Details:	Date Of Inspection:

Section 2 11 Second Solution

Rent Per Week	\$
Divide Rent Per Week By 2	\$
Multiply The Result By 1,000	\$
Asking Price	\$

If the asking price is more than the '11 Second Solution' outcome then it is likely the property **will not** be positive cashflow.
 Meets Criteria?

Section 3 Purchase / Acquisition Costs

Deposit	\$
Legal Fees (Including Disbursements)	\$
Stamp Duty	\$
Mortgage Application Fees	\$
Mortgage Insurance	\$
Valuation Fees	\$
Other Borrowing Costs	\$
Initial Maintenance / Clean Up Costs	\$
Building Inspection Costs	\$
Other Inspection Costs	\$

The following additional purchase costs may also apply:

- Pest control
- Site survey
- Fence repairs
- Utility connection

TOTAL PURCHASE COSTS

\$

CAPITALISED COSTS

\$

FUNDED COSTS

\$

Split the total purchase costs between costs that can be capitalised into the loan and costs that are funded from your pocket.

Section 4 Rental Income

Rent Per [Week / Fortnight / Month]	\$	per	
Expected Annual Occupancy Rate		%	
TOTAL BUDGETED ANNUAL RENT	\$		
New '11 Second Solution' Outcome	\$		

Remove 1.92% for each week of vacancy you provide for. Vacancies of:
 1 week = 98.08%
 2 weeks = 96.15%
 3 weeks = 94.23%
 4 weeks = 92.31%
 5 weeks = 90.38%
 6 weeks = 88.46%



Section 6 Mortgage Repayments

Lender's Name:	
Contact Person:	Contact Phone Number:

Principal: \$	Interest Rate: %	Terms (Circle):		# Repayments:	
		Fixed	Variable	First Payment At:	
		P & I	Interest Only	Beginning	End

Repayment Per [Week / Fortnight / Month] \$ per []

TOTAL ANNUAL MORTGAGE & INTEREST REPAYMENT \$ []

Section 7 Annual Cash Expenses

Rental Management Fees	\$ []	or	[] % of rent
Council Rates & Fees	\$ []		
Utility Rates & Fees	\$ []		
Insurance	\$ []		
Misc. Management Costs	\$ []		
Maintenance Allowance	\$ []		
Land Tax	\$ []		
Letting & Advertising Fees	\$ []		
Rental Management Fees	\$ []	or	[] % of rent
Other Ownership Costs	\$ []		

These costs arise if you purchase a serviced apartment. Consider:

- Body corp. fees
- Marketing costs
- Booking fees
- Utility costs
- Cleaning
- Linen hire

TOTAL ANNUAL EXPENSES \$ []

Section 8 Summary

TOTAL FUNDED COSTS \$ []

TOTAL BUDGETED ANNUAL RENT	\$ []
TOTAL ANNUAL MORTGAGE / INTEREST REPAYMENT	(\$ [])
TOTAL ANNUAL EXPENSES	(\$ [])

TOTAL ANNUAL CASHFLOW \$ []

RISK FREE RETURN \$ []

ANNUAL CASH ON CASH RETURN [] %

The **purchase costs** are what you calculated under Section 3.

The **risk free return** is the total purchase costs multiplied by the risk free rate (eg. bank term deposit rate).

The **annual cash on cash return** is the total annual cashflow, divided by the total purchase costs that are not capitalised in the loan.