

Property Cashflow and Equity Projection Tool

Property Address:

		Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Property Value	<div><div>\$380,000</div></div>	Property Value	\$391,400	\$403,142	\$415,236	\$427,693	\$440,524	\$453,740	\$467,352	\$481,373	\$495,814	\$510,688	\$526,009	\$541,789	\$558,043	\$574,784	\$592,028		
Purchase Price	<div><div>\$360,000</div></div>																		
Deposit	<div><div>\$80,000</div></div>	Annual Income & Costs	Weekly Rent	\$460	\$474	\$488	\$503	\$518	\$533	\$549	\$566	\$583	\$600	\$618	\$637	\$656	\$676	\$696	
Loan Amount	<div><div>\$280,000</div></div>		Annual Rent	\$23,920	\$24,638	\$25,377	\$26,138	\$26,922	\$27,730	\$28,562	\$29,419	\$30,301	\$31,210	\$32,146	\$33,111	\$34,104	\$35,127	\$36,181	
			Property Mangt	\$2,153	\$2,217	\$2,284	\$2,352	\$2,423	\$2,496	\$2,571	\$2,648	\$2,727	\$2,809	\$2,893	\$2,980	\$3,069	\$3,161	\$3,256	
Rates	<div><div>\$1,500</div>pa</div>		Rates & Water	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957	\$2,016	\$2,076	\$2,139	\$2,203	\$2,269	
Body Corporate	<div><div>\$0</div>pa</div>		Body Corporate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Insurance	<div><div>\$1,500</div>pa</div>		Insurance	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957	\$2,016	\$2,076	\$2,139	\$2,203	\$2,269	
Maintenance (< 10 yrs)	<div><div>4.00%</div>pa</div>		Maintenance	\$957	\$986	\$1,015	\$1,046	\$1,077	\$1,109	\$1,142	\$1,177	\$1,212	\$1,248	\$1,286	\$1,324	\$1,364	\$1,405	\$1,447	
Maintenance (10 > yrs)	<div><div>4.00%</div>pa</div>	Annual Costs	\$6,110	\$6,293	\$6,482	\$6,676	\$6,876	\$7,083	\$7,295	\$7,514	\$7,739	\$7,972	\$8,211	\$8,457	\$8,711	\$8,972	\$9,241		
Water	<div><div>\$0</div>pa</div>																		
		Interest Only Loan Scenario	Annual Interest	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	
Annual Interest Rate	<div><div>4.75%</div></div>		Total Expenses	(\$19,410)	(\$19,593)	(\$19,782)	(\$19,976)	(\$20,176)	(\$20,383)	(\$20,595)	(\$20,814)	(\$21,039)	(\$21,272)	(\$21,511)	(\$21,757)	(\$22,011)	(\$22,272)	(\$22,541)	
Loan Term (yrs)	<div><div>25</div></div>		Gross Cashflow	\$4,510	\$5,045	\$5,595	\$6,162	\$6,746	\$7,347	\$7,967	\$8,605	\$9,262	\$9,939	\$10,636	\$11,354	\$12,093	\$12,855	\$13,640	
			Chattels Depr	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Rental Income	<div><div>\$460</div></div>		Taxable Income	\$4,510	\$5,045	\$5,595	\$6,162	\$6,746	\$7,347	\$7,967	\$8,605	\$9,262	\$9,939	\$10,636	\$11,354	\$12,093	\$12,855	\$13,640	
Property Management	<div><div>9.00%</div></div>		Tax/Rebate	(\$1,353)	(\$1,513)	(\$1,679)	(\$1,849)	(\$2,024)	(\$2,204)	(\$2,390)	(\$2,581)	(\$2,779)	(\$2,982)	(\$3,191)	(\$3,406)	(\$3,628)	(\$3,857)	(\$4,092)	
Annual Vacancy	<div><div>0</div>weeks</div>		Net Cashflow	\$3,157	\$3,531	\$3,917	\$4,313	\$4,722	\$5,143	\$5,577	\$6,023	\$6,483	\$6,957	\$7,445	\$7,948	\$8,465	\$8,999	\$9,548	
		Interest Only Loan Scenario	Equity	\$111,400	\$123,142	\$135,236	\$147,693	\$160,524	\$173,740	\$187,352	\$201,373	\$215,814	\$230,688	\$246,009	\$261,789	\$278,043	\$294,784	\$312,028	
Improvements Val	<div><div>\$0</div></div>		Equity %	28.46%	30.55%	32.57%	34.53%	36.44%	38.29%	40.09%	41.83%	43.53%	45.17%	46.77%	48.32%	49.82%	51.29%	52.70%	
Chattel Portion %	<div><div>15%</div></div>		ROI After Tax*	43.20%	13.71%	13.00%	12.40%	11.88%	11.44%	11.04%	10.70%	10.39%	10.12%	9.87%	9.65%	9.44%	9.26%	9.09%	
Chattels Valuation	<div><div>\$0</div></div>		Return on capital**	45%	66%	88%	111%	136%	161%	188%	217%	246%	277%	310%	344%	379%	416%	455%	
Depreciation Rate	<div><div>18%</div></div>																		
			Principal & Interest Loan Scenario	Annual Interest	\$12,738	\$12,174	\$11,596	\$11,006	\$10,405	\$9,793	\$9,172	\$8,544	\$7,909	\$7,271	\$6,631	\$5,992	\$5,358	\$4,731	\$4,117
Rental Increase	<div><div>3%</div>pa</div>			Principal	\$6,072	\$6,360	\$6,662	\$6,979	\$7,310	\$7,658	\$8,021	\$8,402	\$8,801	\$9,219	\$9,657	\$10,116	\$10,597	\$11,100	\$11,627
Cost Increases	<div><div>3%</div></div>	Loan Balance		\$273,928	\$267,568	\$260,906	\$253,927	\$246,616	\$238,959	\$230,938	\$222,535	\$213,734	\$204,514	\$194,857	\$184,741	\$174,144	\$163,044	\$151,417	
Marginal Tax Rate	<div><div>30%</div></div>	Total Expenses		(\$24,920)	(\$24,827)	(\$24,740)	(\$24,661)	(\$24,592)	(\$24,534)	(\$24,489)	(\$24,460)	(\$24,450)	(\$24,462)	(\$24,499)	(\$24,565)	(\$24,665)	(\$24,803)	(\$24,985)	
		Chattels Depr		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		Gross Cashflow		(\$1,000)	(\$189)	\$636	\$1,477	\$2,330	\$3,196	\$4,073	\$4,959	\$5,851	\$6,748	\$7,648	\$8,546	\$9,439	\$10,324	\$11,196	
		Taxable Income		\$5,072	\$6,171	\$7,299	\$8,455	\$9,641	\$10,854	\$12,094	\$13,361	\$14,653	\$15,968	\$17,305	\$18,662	\$20,036	\$21,424	\$22,823	
		Tax/Rebate		(\$1,522)	(\$1,851)	(\$2,190)	(\$2,537)	(\$2,892)	(\$3,256)	(\$3,628)	(\$4,008)	(\$4,396)	(\$4,790)	(\$5,192)	(\$5,599)	(\$6,011)	(\$6,427)	(\$6,847)	
		Net Cashflow		(\$2,521)	(\$2,041)	(\$1,553)	(\$1,060)	(\$562)	(\$60)	\$445	\$950	\$1,455	\$1,958	\$2,456	\$2,947	\$3,428	\$3,897	\$4,349	
		Equity		\$117,472	\$135,574	\$154,331	\$173,767	\$193,908	\$214,781	\$236,414	\$258,837	\$282,080	\$306,174	\$331,152	\$357,048	\$383,899	\$411,740	\$440,611	
		Equity %		30.01%	33.63%	37.17%	40.63%	44.02%	47.34%	50.59%	53.77%	56.89%	59.95%	62.96%	65.90%	68.79%	71.63%	74.42%	
		ROI After Tax*		43.69%	13.67%	12.69%	11.91%	11.27%	10.73%	10.28%	9.89%	9.54%	9.24%	8.96%	8.71%	8.48%	8.27%	8.07%	
		Return on capital**		41%	55%	69%	82%	94%	105%	115%	125%	135%	144%	152%	159%	167%	173%	180%	

* ROI is the annual return on equity carried over from the previous year. (Equity + CF) / (Prev yr equity)

** Return on capital is the cumulative increase in wealth on total capital invested (deposit & principal). (Equity - Deposit + Cumulative CF) / (Deposit + Cumulative Principal)

When deposit = 0, return on capital for interest only will show "NA", as will ROI for year 1, as you cannot divide by 0.