



1770 Lagoons Central Apartment Resort - Fact Sheet

High Performance Property Investment

From **\$116,160**

- 7% return guaranteed for 3 years
- Strong anticipated returns
- Maximum tax benefits



Address: Cnr Captain Cook Dr & Beaches Village Cct, Agnes Water QLD 4677



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REPORT PRODUCED BY PRIME PROPERTY INVESTMENT PTY LTD FOR:

Lagoons 1770	Mid Income Bracket	EXAMPLE ONE BEDROOM		
START OF.....	Year 1	Year 6	Year 11	
Value of Property \$	\$ 147,620.00	\$ 171,132.04	\$ 198,388.94	
Weekly Rent \$	\$ 198.72	\$ 291.38	\$ 321.71	
Annual Yield %	7.00%	10.26%	11.33%	
<u>INCOME AND EXPENDITURE FOR TAX PURPOSES</u>				
Actual Annual Expenditure (Yearly Amounts)\$				
Interest on Loan	\$ 4,520.10	\$ 3,848.24	\$ 2,835.55	
Rates	\$ 1,972.00	\$ 2,177.25	\$ 2,403.86	
Provision For Maintenance	\$ 250.00	\$ 276.02	\$ 304.75	
Land Tax	\$ -	\$ -	\$ -	
Furniture Leasing Fee	\$ 52.00	\$ 1,785.33	\$ 1,971.14	
Body Corporate	\$ 3,680.00	\$ 4,063.02	\$ 4,485.90	
TOTAL Actual Annual Exp	\$ 10,474.10	\$ 12,149.85	\$ 12,001.20	
Other Allowable Expenditure (Yearly Amounts)\$				
Depn Furniture/Fittings	\$ -	\$ -	\$ -	
Insp Travel Expenses	\$ -	\$ -	\$ -	
Depn Building Costs	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	
Ded for Initial Expenses	\$ 190.00	\$ -	\$ -	
TOTAL Other Allowable Expenditure	\$ 8,190.00	\$ 8,000.00	\$ 8,000.00	
TOTAL ALL DEDUCTIONS	\$ 18,664.10	\$ 20,149.85	\$ 20,001.20	
Income (Yearly Amount)\$				
Gross Annual Rent	\$ 10,333.40	\$ 15,151.87	\$ 16,728.88	
Tax Situation (Yearly Basis)				
Taxable Loss	\$ 8,330.70	\$ 4,997.99	\$ 3,272.32	
TAX REFUND	\$ 2,707.48	\$ 1,624.35	\$ 1,063.50	
OVERALL POSITION FOR THIS INVESTMENT \$				
Nett Annual Income	\$ 2,567	\$ 4,626	\$ 5,791	
Net Weekly Income	\$49	\$89	\$111	
Cumulative Appreciation	\$0	\$23,512	\$50,769	
ASSUMPTIONS USED THROUGHOUT ANALYSIS				
Own Funds Used As A Deposit:	\$ 41,100.00			
Own Funds Used To Pay Initial Costs:	\$ -			
TOTAL INITIAL OUTLAY:	\$ 41,100.00			
Initial Costs That Can be Written Off:	\$ 950.00			
Estimated Initial Costs:	\$ 6,766.70			
LRV Ratio ie: Loan/Value	77%			
Tax Rate Used For This Investment	32.50%			
Estimated Annual Increase in CPI	0.02%			
Annual Interest Rate for Borrowed Funds:	3.99%			
Amount of the Loan Paid Off Over 10 Years	\$ 42,220.25			
Start Amount Depn of Furniture and Fittings:	\$ -			
Estimated Annual Increase In Property Price: %	0.03%			
Starting Amount For Depn of Building Costs:	\$ 200,000.00			

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