

**UNIT 6 74 HIGHLAND TERRACE**

**ANNUAL  
FORECAST**

	Value	%	
<b>LOAN FUNDS</b>			
Unit	500,000	80.00%	400,000
<b>LOAN FUNDS</b>	<u>500,000</u>		<u>372,000</u>
<b>ANNUAL OPERATING CASHFLOWS</b>			
<b>Rent Received</b>		550	28,233
(assumed vacancy of .7 of a week per year)			<u>28,233</u>
<b>Less Costs</b>			
Interest		2.29%	8,519
Rates			3,295
Water Rates			1,090
Body Corporate			1,465
Management Fees (inc GST)		0.00%	0
Letting Fee (assume rollover every 18 mths on average)			
Repairs & sundries			500
			<u>14,868</u>
<b>ANNUAL CASH SURPLUS PRIOR TO TAX</b>			<u><b>13,364</b></u>

**EXTRA NON CASH DEDUCTIONS FOR INCOME TAX PURPOSES**

(AS DOCUMENTED BY A QUANTITY SURVEYOR)

**DEPRECIATION CALCULATION**

<b>Building write off on building improvements</b>	43,000	2.50%	<u>1,075</u>
<b>Depreciable Items</b>			
HWS	1,750	15.00%	263
Curtains	850	18.75%	159
Carpet	1,500	20%	300
Air Conditioning	3,000	10%	300
Light & power fittings	5,000	40%	2,000
Wall oven	650	10.00%	65
Rangehood	350	10.00%	35
Dishwasher	900	18.75%	169
Mains Electrical Connection	3,750	10.00%	375
Furniture	5,000	2.00%	100
Cooktop	650	10.00%	65
	<u>23,400</u>		<u>3,831</u>

**TAXABLE INCOME FROM RENTAL OF UNIT**

<b>Rent Received</b>			28,233
			<u>28,233</u>
<b>Less Costs</b>			
Interest			8,519
Rates			3,295
Water Rates			1,090
Body Corporate			1,465
Management Fees			0
Letting Fee (assume rollover every 18 mths on average)			0
Repairs & sundries			500
Building Write Off			1,075
Depreciation			3,831
			<u>19,774</u>
<b>TAXABLE INCOME FROM THE UNIT</b>			<u><b>8,459</b></u>