

ASSUMPTIONS

Interest Rate:	4.60%
Rental Occupancy (weeks):	50

YOUR SITUATION

Taxable Income:	\$100,000.00
Deposit:	\$0.00

COMPARISON

	TRADITIONAL 4 BED	DUAL DWELLING
Land Cost:	\$220,000.00	\$220,000.00
House Cost:	\$245,000.00	\$315,000.00
Total Package Price	\$465,000.00	\$535,000.00
Weekly Rent:	\$420.00	\$660.00

HOLDING COSTS

	TRADITIONAL 4 BED	DUAL DWELLING
Agent Fees (9% of rent)	\$1,890.00	\$2,970.00
Letting Fee (1 weeks rent)	\$420.00	\$660.00
Pest Control:	\$200.00	\$300.00
Rates	\$2,301.00	\$2,301.00
Insurance	\$800.00	\$800.00
Utilities	\$1,480.00	\$1,480.00

PURCHASE COSTS

	TRADITIONAL 4 BED	DUAL DWELLING
Stamp Duty	\$6,125.00	\$6,125.00
Legal Fees	\$1,500.00	\$1,500.00
Weekly Cash Flow	-\$21.61	\$102.52
Weekly Difference	\$124.13	