

Only fill in the Red Cells and the sheet will do the rest

Investment Property Price	\$360,000
Stamp Duty	\$3,923
Cash Deposit	\$0
Balance	\$363,923
Loan Cost	\$2,500
Mortgage Insurance If Paid	\$0
Conveyancing	\$1,500
Sub Total	\$367,923
Interest Rate	7.00%
Interest Yearly	\$25,755

Body Corporate	\$0
Rates	\$1,200
Insurances	\$500
Rent Cover Insurance	\$400
Maintenance	\$500
Property Manager %	10.0%
Property Manager Cost	\$1,768
Yearly Interest & Running Costs	\$30,123
Weekly	\$579

	Income
Your Taxable Income	\$80,000
Total Tax Claim	\$23,443
New Taxable Income	\$56,557

\$340	Weekly Rent
\$17,680	Yearly Rental
\$30,123	Yearly Interest & Running Costs
\$12,443	Total Money Shortfall

\$500	Loan Cost and Morg Insur- 5 years
\$4,000	This Year Internal Depreciation
\$1,000	Travelling
\$220,000	Total Building Cost
\$5,500	Tax Claim On Building This Year
\$12,443	Running Cost - Rent Shortfall
\$23,443	Total Tax Claim

EXAMPLE only
Normal Investment

Tax	
\$17,850	Tax you are paying now

\$10,817	Tax now only paying with Investment
\$7,033	Tax saving annually
\$135	Tax saving weekly

Weekly Amount Needed To Hold Investment	\$579
Weekly Rental Coming In	\$340
Your Weekly Tax Savings	\$135
Your Weekly Contribution	\$104

Your Contribution
\$104 per week

Please Note - This is only an example, please make sure you check with your Accountant