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9		<b>Deal Strategy Review</b>		By Nicolle Beer	
10				Platinum Accelerator Coach	
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12					
13		<b>Available Working Equity</b>		200000	
14		Anticipated LVR		0.65	
15		Anticipated Interest Rate		0.05	
16		Estimated Costs (Legals / Stamp Duty etc)		0.07	
17		Equity Contribution		=-(D14-1)+D16	
18		Max Property Value		=D13/D17	
19					
20		Property Description			Assuming all outgoings paid by Tenant.
21		Upside Potential			
22					
23		Advertised Price		475000	
24		Advertised Yield		=D25/D23	
25		Advertised/ Calculated Nett Income		35000	
26					
27		<b>Financial Calculations</b>			
28		Purchase Price		=D23	
29		Stamp Duty		15050	State Stamp Duty Calculator
30		Legals etc		8000	Approximate
31		Miscellaneous		4000	OH&S; Electrical
32		Bank Loan		=D23*\$D\$14	
33		Equity Contribution		=D28*(1-\$D\$14)+D29+D30+D31	
34		Loan Interest		=D32*\$D\$15	
35		Nett Income/ Cashflow		=D25-D34	
36		Cash on Cash ROI		=(D25-D34)/D33	
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