

Deal Strategy Review

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PLATINUM
ACCELERATOR

Available Working Equity

Available Working Equity	350000	
Anticipated LVR	0.7	Refer to Finance Broker / Strategist
Anticipated Interest Rate	0.05	Refer to Finance Broker / Strategist
Estimated Costs (Legals / Stamp Duty etc)	0.07	Rule of Thumb
Equity Contribution	$=(D7-1)+D9$	
Max Property Value	$=D6/D10$	

Property Description
Upside Potential



Advertised Price	972000	From IM / Listing
Advertised Yield	$=D18/D16$	
Advertised/ Calculated Nett Income	80000	From IM / Listing

Financial Calculations

Purchase Price	$=D16$	
Stamp Duty		From State Govt. Stamp Duty Calculator
Legals etc	0	Est. from Solicitor
Miscellaneous	0	Buyer's Agent Fee etc.
Bank Loan	$=D16*\$D\7	
Equity Contribution	$=D21*(1-\$D\$7)+D22+D23+D24$	
Loan Interest	$=D25*\$D\8	
Nett Income	$=D18-D27$	
Cash on Cash ROI	$=(D18-D27)/D26$	

