

We Find Real Estate is a buyer's agency that inspires people to invest in property through personalised service and by finding incredible deals Australia-wide.

**we
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real
estate**



property investment evaluation

PIE # 915

Armidale, NSW 2350



Property Overview

INVESTMENT TYPE	Block of Units												
INVESTMENT STRATEGY	Strata Opportunity, Potential High Cash Flow, Capital Growth												
MARKET TIMING	Upswing												
STAGE	Complete												
ZONING	Residential												
INTERNAL SIZE	88m ² each approx												
EXTERNAL SIZE	949m ²												
PROPERTY AGE	35 years approx.												
FURNISHED	No												
RATES	\$3,813 per annum												
WEEKLY RENT	\$1,250												
GROSS YIELD	9%												
AVERAGE GROWTH 10 YEARS	9.4%												
PEAK OF LAST CYCLE	2013												
LENDING CATEGORY	Full Doc 80% Low Doc up to 70%-80% LVR												
FLOOD ZONE RISK	Minimal												
TOTAL PURCHASING COSTS	<table> <tr> <td>\$ 146,000</td> <td>Deposit 20%</td> </tr> <tr> <td>\$ 0</td> <td>Lenders Mortgage Insurance</td> </tr> <tr> <td>\$ 28,000</td> <td>Stamp Duty and Fees</td> </tr> <tr> <td>\$ 4,000</td> <td>Legal Fees</td> </tr> <tr> <td>\$ 14,995</td> <td>Buyers Fee</td> </tr> <tr> <td>\$ 192,995</td> <td>Total</td> </tr> </table>	\$ 146,000	Deposit 20%	\$ 0	Lenders Mortgage Insurance	\$ 28,000	Stamp Duty and Fees	\$ 4,000	Legal Fees	\$ 14,995	Buyers Fee	\$ 192,995	Total
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Note: Completed on 100% finance. We Find Real Estate does not provide advice on investments. All interested parties must rely on their own research before making investment decisions.

Property Feasibility

STRATA FEASIBILITY, BUY, STRATA AND HOLD

Armidale, NSW 2350		
Gross Realisation	\$	1,170,000.00 6 units x \$195,000
Purchase Price	\$	730,000.00
Legals & Stamps (Approx.)	\$	32,000.00
Strata Related Costs	\$	120,000.00 Comply to strata/regist/consult fee.
Renovation Costs	\$	30,000.00 Approx.
Holding Costs	N/A	
Agency Selling costs @ 3.5%	N/A	
Buyers Fee	\$	14,995.00
Miscellaneous	\$	6,000.00
Total Costs (approx.)	\$	932,995.00
Total Net Profit before Tax	\$	237,005.00
Profit to Risk %		25.40%

STRATA FEASIBILITY, BUY, STRATA AND SELL

Armidale, NSW 2350		
Gross Realisation	\$	1,170,000.00 6 units x \$195,000
Purchase Price	\$	730,000.00
Legals & Stamps (Approx.)	\$	32,000.00
Strata Related Costs	\$	120,000.00 Comply to strata/regist/consult fee.
Renovation Costs	\$	30,000.00 Approx.
Holding Costs	\$	47,450.00 12 months.
Agency Selling costs @ 3.5%	\$	40,950.00 Approx.
Buyers Fee	\$	14,995.00
Miscellaneous	\$	6,000.00
Total Costs (approx.)	\$	1,021,395.00
Total Net Profit before Tax	\$	148,605.00
Profit to Risk %		14.55%

We have also conducted a feasibility if the units were held for three years at a conservative growth rate of 3% pa. If held for this time, it is easy to see that you are able to pull a significant amount of equity out of the deal for other possible investment opportunities.

STRATA FEASIBILITY, BUY, STRATA AND HOLD FOR 3YRS

Armidale, NSW 2350			
Gross Realisation	\$	1,278,490.00	1,170,000 x3% x3% x3% (3yrs)
Purchase Price	\$	730,000.00	
Legals & Stamps (Approx.)	\$	32,000.00	
Strata Related Costs	\$	120,000.00	Comply to strata/regist/consult fee.
Renovation Costs	\$	30,000.00	Approx.
Holding Costs	\$	30,000.00	Estimate for 3yr rent should cover most of the IO loan.
Agency Selling costs @ 3.5%	N/A		
Buyers Fee	\$	14,995.00	
Miscellaneous	\$	6,000.00	
Total Costs (approx.)	\$	962,995.00	
Total Net Profit before Tax	\$	315,495.00	
Profit to Risk %		32.76%	