

INVESTMENT ANALYSIS

Bunya: 1 Bed/1 Bath

Avg Nightly Rate	\$275					
	Note					
Sale Price	1	\$405,000	\$405,000	\$405,000	\$405,000	\$405,000
INCOME		\$100,375				
Occupancy Rate	2	30%	40%	50%	60%	70%
Owners Rental Income - 60% (40% to Manager for managing)	3	\$18,068	\$24,090	\$30,113	\$36,135	\$42,158
Gross Yield %		4.46%	5.95%	7.44%	8.92%	10.41%
Less OPERATING COSTS						
Body Corporate Fees (Estimate)		\$5,042	\$5,042	\$5,042	\$5,042	\$5,042
Utilities (Estimate)		\$1,300	\$1,550	\$1,800	\$2,050	\$2,300
Rates (Estimate)		\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Maintenance & Landlord Insurance (Estimate)		\$800	\$800	\$800	\$800	\$800
Total Operating Costs		\$8,342	\$8,592	\$8,842	\$9,092	\$9,342
Operating Profit	4	\$9,726	\$15,498	\$21,271	\$27,043	\$32,816
Net Operating Yield %		2.40%	3.83%	5.25%	6.68%	8.10%
Taxation Aspects from Ownership						
Amount Borrowed (80%)		\$324,000	\$324,000	\$324,000	\$324,000	\$324,000
Interest Expense on Borrowings (5%)		\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
Estimated Depreciation based on (3.5%)		\$14,175	\$14,175	\$14,175	\$14,175	\$14,175
Interest plus Depreciation		\$30,375	\$30,375	\$30,375	\$30,375	\$30,375
Less Operating Profit		\$9,726	\$15,498	\$21,271	\$27,043	\$32,816
Net Tax Deduction		\$20,650	\$14,877	\$9,105	\$3,332	-\$2,441
Anticipated Tax Refund	5	\$9,705	\$6,992	\$4,279	\$1,566	-\$1,147
Investment Return After Tax, Based on 80% Borrowings		\$3,231	\$6,290	\$9,350	\$12,409	\$15,468
Return on Cash Invested	\$81,000	4.0%	7.8%	11.5%	15.3%	19.1%

Notes

- 1 Sale price does not include furniture and electrical package
- 2 Occupancy rates can vary subject to management and owner usage etc
- 3 Anticipated owner proportion of gross rental income. All figures include GST if applicable.
- 4 Includes anticipated operating costs, excluding finance and depreciation
- 5 Assuming marginal tax rate of 45% plus 2% Medicare levy

Disclaimer: The figures above illustrate an outcome calculated from the values and assumptions contained in the model. The information is provided in good faith however it is in no way intended to be a guarantee of future performance. The figures are provided on the basis no person using the information, in whole or part, shall have any claim against The Ridge At Maleny, their owners, employees or agents. Interested parties should rely on their own enquiries.

INVESTMENT ANALYSIS

Ironbark: 2 Bed/1 Bath

Avg Nightly Rate		\$320				
	Note					
Sale Price	1	\$440,000	\$440,000	\$440,000	\$440,000	\$440,000
INCOME		\$116,800				
Occupancy Rate	2	30%	40%	50%	60%	70%
Owners Rental Income - 60% (40% to Manager for managing)	3	\$21,024	\$28,032	\$35,040	\$42,048	\$49,056
Gross Yield %		4.78%	6.37%	7.96%	9.56%	11.15%
Less OPERATING COSTS						
Body Corporate Fees (Estimate)		\$5,042	\$5,042	\$5,042	\$5,042	\$5,042
Utilities (Estimate)		\$1,300	\$1,550	\$1,800	\$2,050	\$2,300
Rates (Estimate)		\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Maintenance & Landlord Insurance (Estimate)		\$800	\$800	\$800	\$800	\$800
Total Operating Costs		\$8,342	\$8,592	\$8,842	\$9,092	\$9,342
Operating Profit	4	\$12,682	\$19,440	\$26,198	\$32,956	\$39,714
Net Operating Yield %		2.88%	4.42%	5.95%	7.49%	9.03%
Taxation Aspects from Ownership						
Amount Borrowed (80%)		\$352,000	\$352,000	\$352,000	\$352,000	\$352,000
Interest Expense on Borrowings (5%)		\$17,600	\$17,600	\$17,600	\$17,600	\$17,600
Estimated Depreciation based on (3.5%)		\$15,400	\$15,400	\$15,400	\$15,400	\$15,400
Interest plus Depreciation		\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
Less Operating Profit		\$12,682	\$19,440	\$26,198	\$32,956	\$39,714
Net Tax Deduction		\$20,318	\$13,560	\$6,802	\$44	-\$6,714
Anticipated Tax Refund	5	\$9,549	\$6,373	\$3,197	\$21	-\$3,156
Investment Return After Tax, Based on 80% Borrowings		\$4,631	\$8,213	\$11,795	\$15,377	\$18,958
Return on Cash Invested	\$88,000	5.3%	9.3%	13.4%	17.5%	21.5%

Notes

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- 3 Anticipated owner proportion of gross rental income. All figures include GST if applicable.
- 4 Includes anticipated operating costs, excluding finance and depreciation
- 5 Assuming marginal tax rate of 45% plus 2% Medicare levy

INVESTMENT ANALYSIS

Tallowood: 2 Bed/2 Bath

Avg Nightly Rate	\$350					
	Note					
Sale Price	1	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000
INCOME		\$127,750				
Occupancy Rate	2	30%	40%	50%	60%	70%
Owners Rental Income - 60% (40% to Manager for managing)	3	\$22,995	\$30,660	\$38,325	\$45,990	\$53,655
Gross Yield %		4.84%	6.45%	8.07%	9.68%	11.30%
Less OPERATING COSTS						
Body Corporate Fees (Estimate)		\$5,042	\$5,042	\$5,042	\$5,042	\$5,042
Utilities (Estimate)		\$1,300	\$1,550	\$1,800	\$2,050	\$2,300
Rates (Estimate)		\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Maintenance & Landlord Insurance (Estimate)		\$800	\$800	\$800	\$800	\$800
Total Operating Costs		\$8,342	\$8,592	\$8,842	\$9,092	\$9,342
Operating Profit	4	\$14,653	\$22,068	\$29,483	\$36,898	\$44,313
Net Operating Yield %		3.08%	4.65%	6.21%	7.77%	9.33%
Taxation Aspects from Ownership						
Amount Borrowed (80%)		\$380,000	\$380,000	\$380,000	\$380,000	\$380,000
Interest Expense on Borrowings (5%)		\$19,000	\$19,000	\$19,000	\$19,000	\$19,000
Estimated Depreciation based on (3.5%)		\$16,625	\$16,625	\$16,625	\$16,625	\$16,625
Interest plus Depreciation		\$35,625	\$35,625	\$35,625	\$35,625	\$35,625
Less Operating Profit		\$14,653	\$22,068	\$29,483	\$36,898	\$44,313
Net Tax Deduction		\$20,972	\$13,557	\$6,142	-\$1,273	-\$8,688
Anticipated Tax Refund	5	\$9,857	\$6,372	\$2,887	-\$598	-\$4,083
Investment Return After Tax, Based on 80% Borrowings		\$5,510	\$9,440	\$13,370	\$17,300	\$21,230
Return on Cash Invested	\$95,000	5.8%	9.9%	14.1%	18.2%	22.3%

Notes

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- 4 Includes anticipated operating costs, excluding finance and depreciation
- 5 Assuming marginal tax rate of 45% plus 2% Medicare levy