

A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Property Analysis - Cash Flow												
2	Joe Smith												
3													
4		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals	
5	Cash Expenses												
6	Accounting	180	184	187	191	195	199	203	207	211	215	1,971	
7	Bank fee on loan	140	140	140	140	140	140	140	140	140	140	1,400	
8	Insurance - Building	450	473	496	521	547	574	603	633	665	698	5,660	
9	Insurance - Other	250	255	260	265	271	276	282	287	293	299	2,737	
10	Levies & Maintenance	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	10,950	
11	Loan Interest	30,370	30,370	30,370	30,370	30,370	30,370	30,370	30,370	30,370	30,370	303,696	
12	Rates & Land tax	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988	27,374	
13	Rental management	1,800	1,836	1,873	1,910	1,948	1,987	2,027	2,068	2,109	2,151	19,709	
14	Sundry	500	510	520	531	541	552	563	574	586	598	5,475	
15	Total Cash	37,190	37,337	37,487	37,642	37,800	37,962	38,129	38,299	38,474	38,653	378,973	
17	Non Cash Expenses												
18	Depreciation - Building	5,625	5,625	5,625	5,625	5,625	5,625	5,625	5,625	5,625	5,625	56,250	
19	Depreciation - Chattels	5,000	5,000	5,000	5,000	5,000	0	0	0	0	0	25,000	
20	Setup & Settlement	600	600	600	600	600	0	0	0	0	0	3,000	
21	Total Non Cash	11,225	11,225	11,225	11,225	11,225	5,625	5,625	5,625	5,625	5,625	84,250	
23	Total Expenses	48,415	48,562	48,712	48,867	49,025	43,587	43,754	43,924	44,099	44,278	463,223	
25	Income												
26	Rent	22,500	22,950	23,409	23,877	24,355	24,842	25,339	25,845	26,362	26,890	246,369	
27	Total Income	22,500	22,950	23,409	23,877	24,355	24,842	25,339	25,845	26,362	26,890	246,369	
29	Loss	-25,915	-25,612	-25,303	-24,990	-24,670	-18,746	-18,415	-18,079	-17,737	-17,389	-216,854	
31	Tax Effects												
32	Old Taxable Income 1	70,000	71,400	72,828	74,285	75,770	77,286	78,831	80,408	82,016	83,656		
33	Old Tax Payable 1	12,001	12,211	12,425	12,644	12,867	13,094	13,326	13,562	13,800	14,042	180,394	
34	New Taxable Income 1	57,043	58,594	60,176	61,790	63,435	67,913	69,624	71,369	73,148	74,962		
35	New Tax Payable 1	10,057	10,290	10,527	10,769	11,016	11,688	11,945	12,206	12,473	12,745	113,718	
36	Old Taxable Income 2	40,000	40,800	41,616	42,448	43,297	44,163	45,046	45,947	46,866	47,804		
37	Old Tax Payable 2	7,501	7,621	7,743	7,868	7,996	8,125	8,258	8,393	8,531	8,672	80,708	
38	New Taxable Income 2	27,043	27,994	28,964	29,953	30,962	34,790	35,839	36,908	37,998	39,109		
39	New Tax Payable 2	0	0	0	0	6,145	6,720	6,877	7,037	7,201	7,367	41,347	
40	Tax Saving	9,445	9,542	9,641	9,742	3,701	2,812	2,762	19,273	19,463	19,657	106,037	
42	Your Cost												
43	Per Year	5,245	4,845	4,437	4,022	9,745	10,309	10,028	-6,819	-7,351	-7,893	26,567	
44	Per Month	437	404	370	335	812	859	836	-568	-613	-658		
45	Per Week	101	93	85	77	187	198	193	-131	-141	-152		
47	Capital Growth												
48	Investment Value	472,500	496,125	520,931	546,978	574,327	603,043	633,195	664,855	698,098	733,003		
49	Loan Balance At Year End	467,225	467,225	467,225	467,225	467,225	467,225	467,225	467,225	467,225	467,225		
50	Principal Reduction	0	0	0	0	0	0	0	0	0	0		
51	Equity	5,275	28,900	53,706	79,753	107,102	135,818	165,970	197,630	230,873	265,778		