

**Miro Group Pty Ltd - Sydney**

01-Mar-2024

Prepared for:  
 Consultant:  
 Property:  
 Description: 5 Bed Perth Coliving

**SUMMARY**

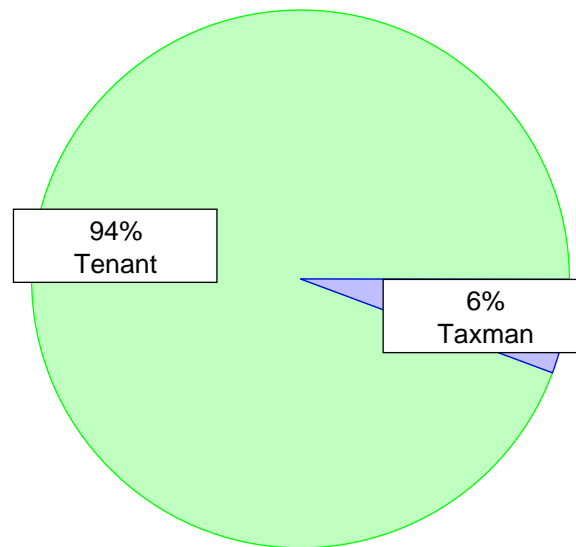
<b>Assumptions</b>		<b>Projected results over</b>	<b>25 yrs</b>
Property value	\$789,990	Property value	\$4.288m
Initial investment	\$217,000	Equity	\$4.288m
Gross rental yield (yr 1)	11.19%	After-tax return /yr	15.93%
Net rental yield (yr 1)	7.81%	Net present value	\$2.116m
Cap. growth rate	7.00%	<b>IF SOLD</b>	
Inflation rate	3.00%	Selling costs & CGT	\$999,962
Interest rate	6.50%	Equity	\$3.288m
Taxable income (yr 1)	\$120,000	After-tax return /yr	14.92%

**PROJECTIONS**

Investment Analysis	Projections over 25 years					
End of year	2024	1yr	5yr	10yr	20yr	25yr
Property value	\$789,990	845,289	1.108m	1.554m	3.057m	4.288m
Purchase costs	\$12,178					
Investments/principal	\$217,000			21,158	40,458	55,946
Loan amount	\$647,543	647,543	647,543	554,226	246,748	
Equity	\$142,447	197,747	460,459	999,804	2.810m	4.288m
Capital growth rate	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Inflation rate (CPI)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Gross rent /week	\$1,700	88,400	99,495	115,342	155,010	179,699
Cash deductions						
Interest (I/O, P&I)	6.50%	42,090	42,090	36,777	17,477	1,989
Rental expenses	30.17%	26,668	30,015	34,795	46,762	54,210
Pre-tax cash flow	<b>-\$217,000</b>	19,642	27,390	22,612	50,313	67,554
Non-cash deductions						
Deprec.of building	2.50%	11,875	11,875	11,875	11,875	11,875
Deprec.of fittings	\$60,000	9,500	4,760	2,011	0	0
Loan costs	\$2,000	400	400			
Holding costs	\$30,375	13,312				
Total deductions		103,845	89,140	85,458	76,114	68,074
Tax credit (single)	\$120,000	5,329	<b>-4,038</b>	<b>-12,172</b>	<b>-37,081</b>	<b>-52,463</b>
After-tax cash flow	<b>-\$217,000</b>	24,971	23,352	10,440	13,232	15,091
Rate of return (IRR)	15.93%					
Pre-tax equivalent	26.11%	(480)	(449)	(201)	(254)	(290)

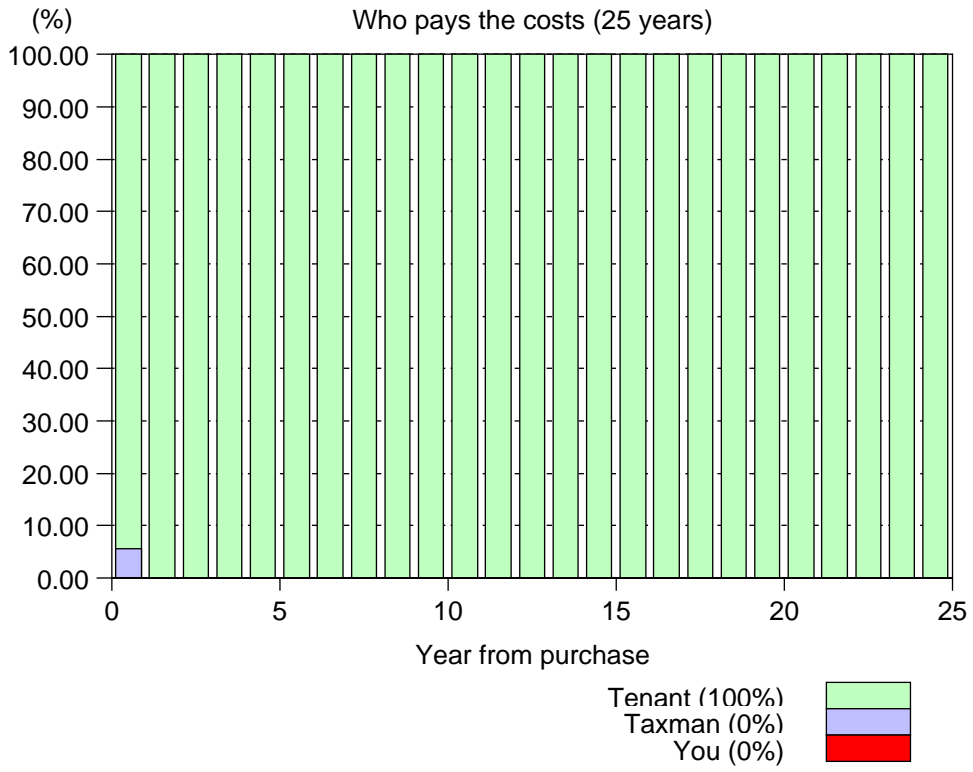
*Disclaimer: Note that the projections listed above simply illustrate the outcome calculated from the input values and the assumptions contained in the model. Hence the figures can be varied as required and are in no way intended to be a guarantee of future performance. Although the information is provided in good faith, it is also given on the basis that no person using the information, in whole or in part, shall have any claim against Miro Group Pty Ltd - Sydney, its servants, employees or consultants. This information is intended as general advice only and does not take account of individual needs or financial circumstances. Intending purchasers should do their own assessment or consult a licensed investment adviser.*

## Who pays the cost (1st year)?

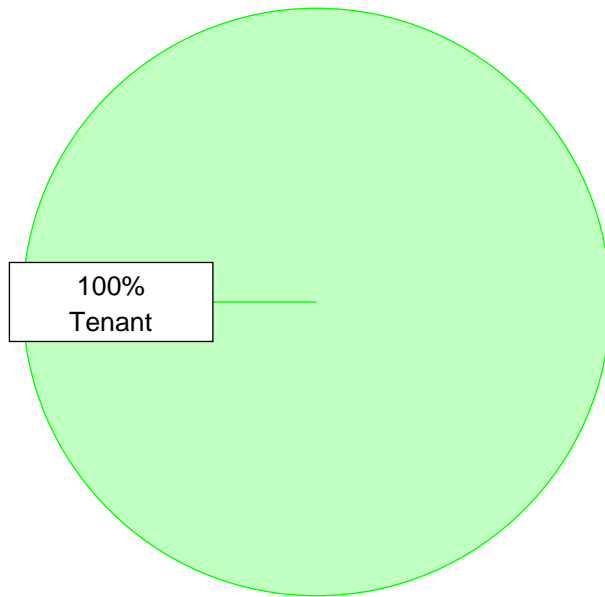


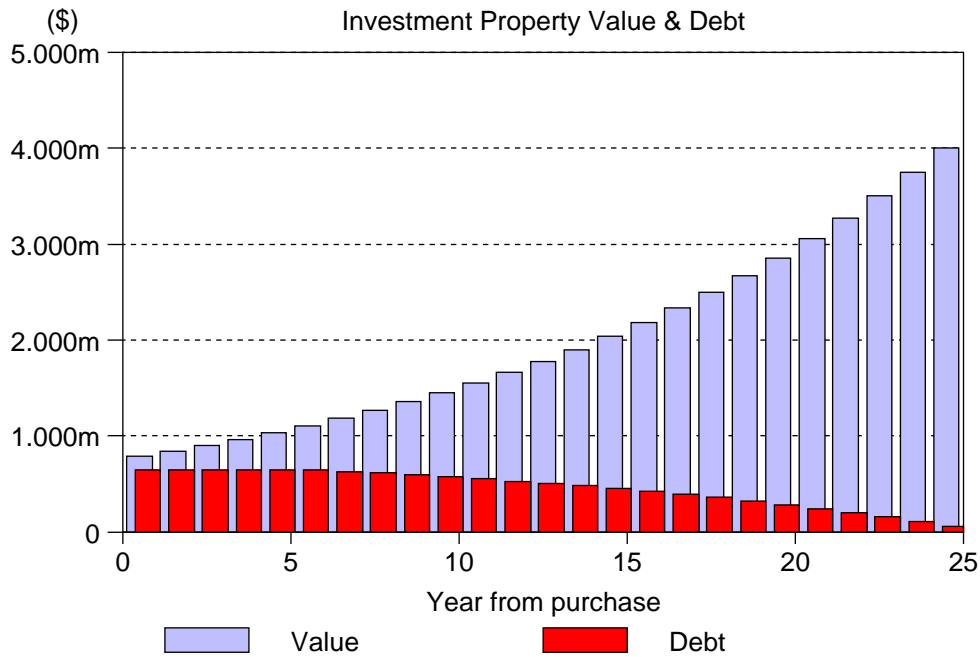
## Projections over 25 years

Year	Principal payments	Interest costs	Rental expenses	Total cost	Rent (tenant)	Tax credit (taxman)	Cash (you)
1yr	\$0	\$42,090	\$26,668	\$68,758	\$88,400	\$5,329	\$-24,971
2yr	\$0	\$42,090	\$27,468	\$69,558	\$91,052	\$-479	\$-21,015
3yr	\$0	\$42,090	\$28,292	\$70,382	\$93,784	\$-1,717	\$-21,685
4yr	\$0	\$42,090	\$29,140	\$71,231	\$96,597	\$-2,899	\$-22,467
5yr	\$0	\$42,090	\$30,015	\$72,105	\$99,495	\$-4,038	\$-23,352
6yr	\$16,325	\$41,610	\$30,915	\$88,850	\$102,480	\$-5,489	\$-8,141
7yr	\$17,419	\$40,516	\$31,843	\$89,777	\$105,554	\$-7,000	\$-8,777
8yr	\$18,585	\$39,350	\$32,798	\$90,733	\$108,721	\$-8,526	\$-9,462
9yr	\$19,830	\$38,105	\$33,782	\$91,717	\$111,982	\$-10,074	\$-10,192
10yr	\$21,158	\$36,777	\$34,795	\$92,730	\$115,342	\$-12,172	\$-10,440
11yr	\$22,575	\$35,360	\$35,839	\$93,774	\$118,802	\$-14,498	\$-10,530
12yr	\$24,087	\$33,848	\$36,914	\$94,849	\$122,366	\$-15,310	\$-12,207
13yr	\$25,700	\$32,235	\$38,022	\$95,956	\$126,037	\$-17,917	\$-12,164
14yr	\$27,421	\$30,514	\$39,162	\$97,097	\$129,818	\$-22,384	\$-10,337
15yr	\$29,257	\$28,677	\$40,337	\$98,272	\$133,713	\$-24,827	\$-10,614
16yr	\$31,217	\$26,718	\$41,547	\$99,482	\$137,724	\$-27,065	\$-11,177
17yr	\$33,308	\$24,627	\$42,794	\$100,729	\$141,856	\$-29,404	\$-11,724
18yr	\$35,538	\$22,397	\$44,077	\$102,012	\$146,112	\$-31,848	\$-12,251
19yr	\$37,918	\$20,017	\$45,400	\$103,335	\$150,495	\$-34,406	\$-12,754
20yr	\$40,458	\$17,477	\$46,762	\$104,697	\$155,010	\$-37,081	\$-13,232
21yr	\$43,167	\$14,768	\$48,165	\$106,100	\$159,660	\$-39,881	\$-13,680
22yr	\$46,058	\$11,877	\$49,610	\$107,544	\$164,450	\$-42,811	\$-14,095
23yr	\$49,143	\$8,792	\$51,098	\$109,033	\$169,384	\$-45,881	\$-14,470
24yr	\$52,434	\$5,501	\$52,631	\$110,566	\$174,465	\$-49,096	\$-14,803
25yr	\$55,946	\$1,989	\$54,210	\$112,145	\$179,699	\$-52,463	\$-15,091



### Average contribution (25 years)





Property value & debt projections over 25 years

Year	Growth rate	Property value	Amount owing	Equity
		\$789,990	\$647,543	\$142,447
1yr	7.00%	\$845,289	\$647,543	\$197,747
2yr	7.00%	\$904,460	\$647,543	\$256,917
3yr	7.00%	\$967,772	\$647,543	\$320,229
4yr	7.00%	\$1.036m	\$647,543	\$387,973
5yr	7.00%	\$1.108m	\$647,543	\$460,459
6yr	7.00%	\$1.186m	\$631,217	\$554,344
7yr	7.00%	\$1.269m	\$613,799	\$654,752
8yr	7.00%	\$1.357m	\$595,214	\$762,136
9yr	7.00%	\$1.452m	\$575,384	\$876,980
10yr	7.00%	\$1.554m	\$554,226	\$999,804
11yr	7.00%	\$1.663m	\$531,651	\$1.131m
12yr	7.00%	\$1.779m	\$507,565	\$1.272m
13yr	7.00%	\$1.904m	\$481,865	\$1.422m
14yr	7.00%	\$2.037m	\$454,444	\$1.583m
15yr	7.00%	\$2.180m	\$425,186	\$1.754m
16yr	7.00%	\$2.332m	\$393,969	\$1.938m
17yr	7.00%	\$2.495m	\$360,662	\$2.135m
18yr	7.00%	\$2.670m	\$325,124	\$2.345m
19yr	7.00%	\$2.857m	\$287,206	\$2.570m
20yr	7.00%	\$3.057m	\$246,748	\$2.810m
21yr	7.00%	\$3.271m	\$203,581	\$3.067m
22yr	7.00%	\$3.500m	\$157,522	\$3.342m
23yr	7.00%	\$3.745m	\$108,380	\$3.637m
24yr	7.00%	\$4.007m	\$55,946	\$3.951m
25yr	7.00%	\$4.288m	\$0	\$4.288m