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**ASSUMPTIONS:**

Interest Rate:	8%	(interest only)	^ Repayment (after Estimated Tax Refund) - taking into account interest & rental (excludes depreciation benefits)
Effective Tax Rate:	38%		
Rental Yield (est):	4%		Green highlights the upfront contribution you need to make based on amount of deposit available
State	NSW		

Purchase Price	Total Cost (incl stamp)	Deposit Scenario & Effective repayment (possible interest deduction & rental included)							
		5%	Est Mth Repay^	10%	Est Mth Repay^	15%	Est Mth Repay^	20%	Est Mth Repay^
\$ 250,000	\$ 258,440	\$ 20,940	\$ 465	\$ 33,440	\$ 413	\$ 45,940	\$ 362	\$ 58,440	\$ 310
\$ 300,000	\$ 310,190	\$ 25,190	\$ 558	\$ 40,190	\$ 496	\$ 55,190	\$ 434	\$ 70,190	\$ 372
\$ 350,000	\$ 362,440	\$ 29,940	\$ 651	\$ 47,440	\$ 579	\$ 64,940	\$ 506	\$ 82,440	\$ 434
\$ 400,000	\$ 414,690	\$ 34,690	\$ 744	\$ 54,690	\$ 661	\$ 74,690	\$ 579	\$ 94,690	\$ 496
\$ 450,000	\$ 466,940	\$ 39,440	\$ 837	\$ 61,940	\$ 744	\$ 84,440	\$ 651	\$ 106,940	\$ 558
\$ 500,000	\$ 519,190	\$ 44,190	\$ 930	\$ 69,190	\$ 827	\$ 94,190	\$ 723	\$ 119,190	\$ 620
\$ 550,000	\$ 571,440	\$ 48,940	\$ 1,023	\$ 76,440	\$ 909	\$ 103,940	\$ 796	\$ 131,440	\$ 682
\$ 600,000	\$ 623,690	\$ 53,690	\$ 1,116	\$ 83,690	\$ 992	\$ 113,690	\$ 868	\$ 143,690	\$ 744
\$ 650,000	\$ 675,940	\$ 58,440	\$ 1,209	\$ 90,940	\$ 1,075	\$ 123,440	\$ 940	\$ 155,940	\$ 806
\$ 700,000	\$ 728,190	\$ 63,190	\$ 1,302	\$ 98,190	\$ 1,157	\$ 133,190	\$ 1,013	\$ 168,190	\$ 868
\$ 750,000	\$ 780,440	\$ 67,940	\$ 1,395	\$ 105,440	\$ 1,240	\$ 142,940	\$ 1,085	\$ 180,440	\$ 930
\$ 800,000	\$ 832,690	\$ 72,690	\$ 1,488	\$ 112,690	\$ 1,323	\$ 152,690	\$ 1,157	\$ 192,690	\$ 992

- \* Excludes depreciation benefits
- \* LMI can be capitalized into loan

**Tax rates - 2010/2011**

- \* \$35,000 - \$80,000 = 30 cents
- \* \$80,000 - \$180,000 = 38 cents
- \* over \$180,000 = 45 cents

**Note - opinions expressed are that of Smile Mortgages. Please verify and consult with your accountant or financial planner prior to making any investment decisions.**