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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%		
State	QLD		

Green highlights the upfront contribution you need to make based on amount of deposit available

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	\$ 258,375	\$ 20,875	\$ 465	\$ 33,375	\$ 413	\$ 45,875	\$ 362	\$ 58,375	\$ 310
\$ 300,000	\$ 310,125	\$ 25,125	\$ 558	\$ 40,125	\$ 496	\$ 55,125	\$ 434	\$ 70,125	\$ 372
\$ 350,000	\$ 361,875	\$ 29,375	\$ 651	\$ 46,875	\$ 579	\$ 64,375	\$ 506	\$ 81,875	\$ 434
\$ 400,000	\$ 413,625	\$ 33,625	\$ 744	\$ 53,625	\$ 661	\$ 73,625	\$ 579	\$ 93,625	\$ 496
\$ 450,000	\$ 465,375	\$ 37,875	\$ 837	\$ 60,375	\$ 744	\$ 82,875	\$ 651	\$ 105,375	\$ 558
\$ 500,000	\$ 517,125	\$ 42,125	\$ 930	\$ 67,125	\$ 827	\$ 92,125	\$ 723	\$ 117,125	\$ 620
\$ 550,000	\$ 568,975	\$ 46,475	\$ 1,023	\$ 73,975	\$ 909	\$ 101,475	\$ 796	\$ 128,975	\$ 682
\$ 600,000	\$ 621,225	\$ 51,225	\$ 1,116	\$ 81,225	\$ 992	\$ 111,225	\$ 868	\$ 141,225	\$ 744
\$ 650,000	\$ 673,475	\$ 55,975	\$ 1,209	\$ 88,475	\$ 1,075	\$ 120,975	\$ 940	\$ 153,475	\$ 806
\$ 700,000	\$ 725,725	\$ 60,725	\$ 1,302	\$ 95,725	\$ 1,157	\$ 130,725	\$ 1,013	\$ 165,725	\$ 868
\$ 750,000	\$ 777,975	\$ 65,475	\$ 1,395	\$ 102,975	\$ 1,240	\$ 140,475	\$ 1,085	\$ 177,975	\$ 930
\$ 800,000	\$ 830,225	\$ 70,225	\$ 1,488	\$ 110,225	\$ 1,323	\$ 150,225	\$ 1,157	\$ 190,225	\$ 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.