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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	VIC		

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	\$ 261,270	\$ 23,770	\$ 465	\$ 36,270	\$ 413	\$ 48,770	\$ 362	\$ 61,270	\$ 310
\$ 300,000	\$ 314,270	\$ 29,270	\$ 558	\$ 44,270	\$ 496	\$ 59,270	\$ 434	\$ 74,270	\$ 372
\$ 350,000	\$ 367,270	\$ 34,770	\$ 651	\$ 52,270	\$ 579	\$ 69,770	\$ 506	\$ 87,270	\$ 434
\$ 400,000	\$ 420,270	\$ 40,270	\$ 744	\$ 60,270	\$ 661	\$ 80,270	\$ 579	\$ 100,270	\$ 496
\$ 450,000	\$ 473,270	\$ 45,770	\$ 837	\$ 68,270	\$ 744	\$ 90,770	\$ 651	\$ 113,270	\$ 558
\$ 500,000	\$ 526,270	\$ 51,270	\$ 930	\$ 76,270	\$ 827	\$ 101,270	\$ 723	\$ 126,270	\$ 620
\$ 550,000	\$ 579,270	\$ 56,770	\$ 1,023	\$ 84,270	\$ 909	\$ 111,770	\$ 796	\$ 139,270	\$ 682
\$ 600,000	\$ 632,270	\$ 62,270	\$ 1,116	\$ 92,270	\$ 992	\$ 122,270	\$ 868	\$ 152,270	\$ 744
\$ 650,000	\$ 685,270	\$ 67,770	\$ 1,209	\$ 100,270	\$ 1,075	\$ 132,770	\$ 940	\$ 165,270	\$ 806
\$ 700,000	\$ 738,270	\$ 73,270	\$ 1,302	\$ 108,270	\$ 1,157	\$ 143,270	\$ 1,013	\$ 178,270	\$ 868
\$ 750,000	\$ 791,270	\$ 78,770	\$ 1,395	\$ 116,270	\$ 1,240	\$ 153,770	\$ 1,085	\$ 191,270	\$ 930
\$ 800,000	\$ 844,270	\$ 84,270	\$ 1,488	\$ 124,270	\$ 1,323	\$ 164,270	\$ 1,157	\$ 204,270	\$ 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.