

Address	10 Doust Place, Shalvey	
Asking Price	\$	220,000
Purchase price if negotiated	\$	210,000
Loan Amount	\$	189,000
Deposit (10%)	\$	21,000
Stamp Duty	\$	6,500
LMI	\$	3,000
Legals	\$	1,500
Estimated renovation costs	\$	2,000
Total Capital Required	\$	34,000

Value	\$	260,000
Exptd Rent	\$	320
Vac Poss/In Lease	VCT	For \$ <input type="text"/> Until <input type="text"/>
Bedrooms	3	
Bathrooms	1	
Lock up Garage	C/Spc	<input type="text"/> 0 C/Port <input type="text"/> 0
Size of property		
Age of property	30	
Construction type		
# units in block		
Work Needed	General tidy up	
Estimate of cost	\$	2,000
R/E Agency	Shane Harrod	
Agent Name	Harrods Real Estate	
Phone		

Expenses	Weekly	Monthly	Annually
Council Rates	\$ 19.23	\$ 83.33	\$ 1,000.00
Strata Fees	\$ -	\$ -	\$ -
Water Rates	\$ 9.23	\$ 40.00	\$ 480.00
Insurance	\$ 9.62	\$ 41.67	\$ 500.00
Management Fees	\$ 16.50	\$ 71.50	\$ 858.00
Repayments	\$ 254.42	\$ 1,102.50	\$ 13,230.00
Landlord Insurance	\$ 5.77	\$ 25.00	\$ 300.00
Total Outgoings	\$ 314.77	\$ 1,364.00	\$ 16,368.00

Income	Weekly	Monthly	Annually
Lower Rent	\$ 300.00	\$ 1,300.00	\$ 15,600.00
Higher Rent	\$ 320.00	\$ 1,386.67	\$ 16,640.00

Cashflow before tax considerations	Weekly	Monthly	Annually
Lower Rent	-\$14.77	-\$64.00	-\$768.00
Higher Rent	\$5.23	\$22.67	\$272.00

** All information enclosed has been collated from third parties and provided to you in good faith. No representation is given or implied as to its accuracy or interpretation. All interested parties must rely on their own research before making any investment decision** Repayments are calculated at rate of 7% on a 90% loan

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Address	10 Doust Place, Shalvey	
Asking Price	\$	220,000
Purchase price if negotiated	\$	200,000
Loan Amount	\$	180,000
Deposit (10%)	\$	20,000
Stamp Duty	\$	6,500
LMI	\$	3,000
Legals	\$	1,500
Estimated renovation costs	\$	2,000
Total Capital Required	\$	31,000

Value	\$	260,000
Exptd Rent	\$	320
Vac Poss/In Lease	VCT	For \$ <input type="text"/> Until <input type="text"/>
Bedrooms	3	
Bathrooms	1	
Lock up Garage	C/Spc	<input type="text"/> 0 C/Port <input type="text"/> 0
Size of property		
Age of property	30	
Construction type		
# units in block		
Work Needed	General tidy up	
Estimate of cost of renovation	\$	2,000
R/E Agency	Shane Harrod	
Agent Name	Harrods Real Estate	
Phone		

Expenses	Weekly	Monthly	Annually
Council Rates	\$ 19.23	\$ 83.33	\$ 1,000.00
Strata Fees	\$ -	\$ -	\$ -
Water Rates	\$ 9.23	\$ 40.00	\$ 480.00
Insurance	\$ 9.62	\$ 41.67	\$ 500.00
Management Fees	\$ 16.50	\$ 71.50	\$ 858.00
Repayments	\$ 242.31	\$ 1,050.00	\$ 12,600.00
Landlord Insurance	\$ 5.77	\$ 25.00	\$ 300.00
Total Outgoings	\$ 302.65	\$ 1,311.50	\$ 15,738.00

Income	Weekly	Monthly	Annually
Lower Rent	\$ 300.00	\$ 1,300.00	\$ 15,600.00
Higher Rent	\$ 320.00	\$ 1,386.67	\$ 16,640.00

Cashflow before tax considerations	Weekly	Monthly	Annually
Lower Rent	-\$2.65	-\$11.50	-\$138.00
Higher Rent	\$17.35	\$75.17	\$902.00

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About the Property

Property is brick and tile and located in a private part of the suburb.

About the Suburb

re.com for rent.

Positives for acquiring this property

This property is located in an area with a strong rental demand and immigration which in turn is regnerificating this area.

Negatives for acquiring this property

This home has powerlines at the rear which price should reflect the offer/purchase price but is taken into approximate price for consideration on previous pages.

Area statistics

Refer to Rp Data report for property.□

What will this property do for me?

- Strong Cashflow
- Equity Play
- Positive Cashflow
- Metro
- Regional
- Structural Renovation
- Cosmetic Renovation
- Dual Occupancy Potential
- Value add potential
- Sub Division Potential

Notes:

This is just an example of one I purchased myself the other week. I paid \$205,000

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Comparative Market Analysis

10 Doust Place Shalvey, NSW, 2770



Prepared 13 Jan 2011
Appraisal Price: \$248,000 - \$267,000

Property Details

10 Doust Place Shalvey, NSW, 2770

Description

Property Type: House: One Storey / Lowset

Zoning: Residential

Land Use: Single Res Dwelling

Area: 588m²

Real Property Descriptor: LOT 594 DP246316

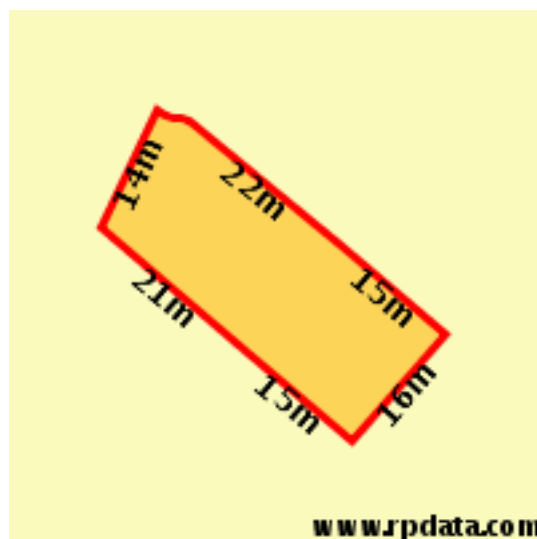
Bedrooms: 3

Bathrooms: 1

Car Spaces: 2

Attributes

- Property Improvements
- 11 Building Area
- 1 Ensuites
- \$42,000 Unimproved Capital Value (Land Value)
- 01 Jul 93 Date of UCV (Land Value)
- Private Owner Code
- Leasehold Fee Code



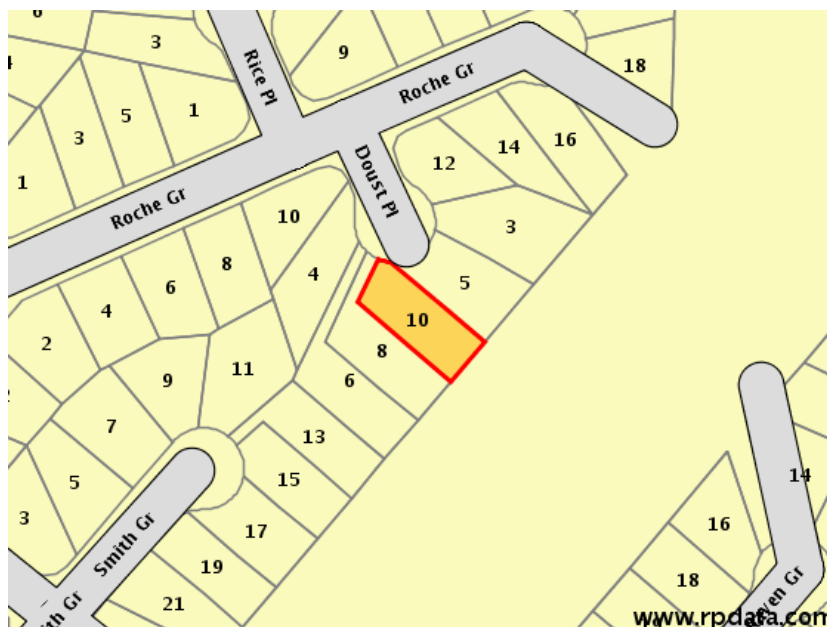
Sale Code	Sale Date	Sale Price
Unknown	29 Oct 2010	\$205,000
Unknown	31 Oct 1996	\$79,000

Single Property Mapping

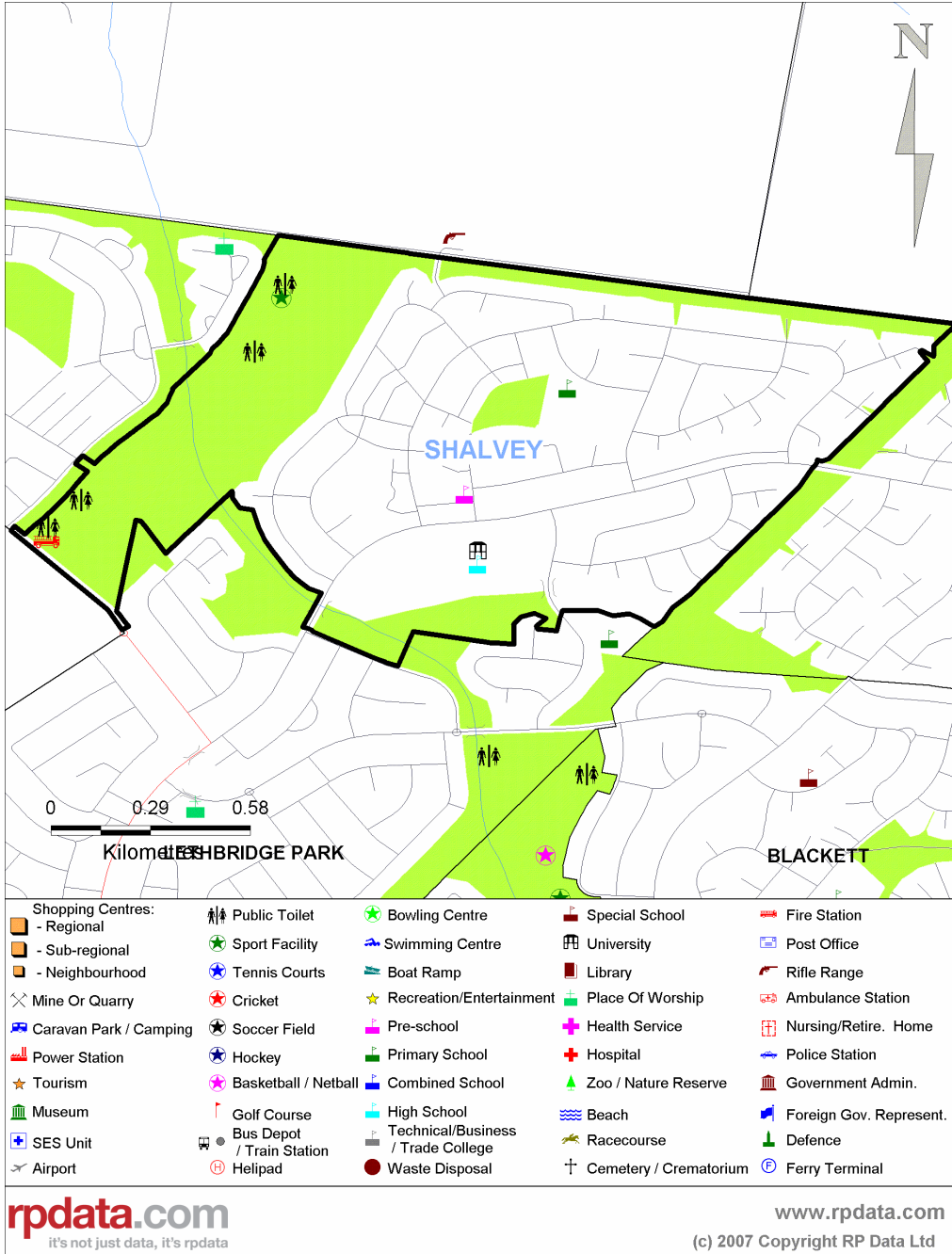
Aerial View



Cadastral View



Points of Interest View



Sold Properties



41 Bradman Road Shalvey, NSW, 2770

Sale Price: \$345,000

Sale Date: 26 Nov 2010

Area: 676m²

Attributes: 3 Beds, 1 Baths, 2 Car Spaces, 1 Lock Up Garages



24 Emerson Street Shalvey, NSW, 2770

Sale Price: \$287,500

Sale Date: 2 Sep 2010

Area: 557m²

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



6 Mailey Place Shalvey, NSW, 2770

Sale Price: \$300,000

Sale Date: 6 Sep 2010

Area: 588m²

Attributes: 4 Beds, 1 Baths, 2 Car Spaces



95 Sedgman Crescent Shalvey, NSW, 2770

Sale Price: \$275,000

Sale Date: 7 Sep 2010

Area: 651m²

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 2 Lock Up Garages



5 Self Place Shalvey, NSW, 2770

Sale Price: \$225,000

Sale Date: 10 Aug 2010

Area: 623m²

Attributes: 3 Beds, 1 Baths, 4 Car Spaces, 1 Lock Up Garages



10 Westward Avenue Shalvey, NSW, 2770

Sale Price: \$192,500

Sale Date: 27 Sep 2010

Area: 642m²

Attributes: 3 Beds, 1 Baths

On the Market



28 Bradman Road Shalvey, NSW, 2770

Listing: \$239,990

Listing Type: Normal Sale

Area: 553m2

Attributes: 3 Beds, 1 Baths, 1 Lock Up Garages



6 Coppin Place Shalvey, NSW, 2770

Listing: 299990

Listing Type: Normal Sale

Area: 559m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces



10 Hennessy Crescent Shalvey, NSW, 2770

Listing: \$309,990

Listing Type: Normal Sale

Area: 557m2

Attributes: 3 Beds, 1 Baths, 2 Car Spaces



8 Lindwall Place Shalvey, NSW, 2770

Listing: \$260,000 - \$270,000

Listing Type: Normal Sale

Area: 645m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



3 Mailey Place Shalvey, NSW, 2770

Listing: \$279,000

Listing Type: Normal Sale

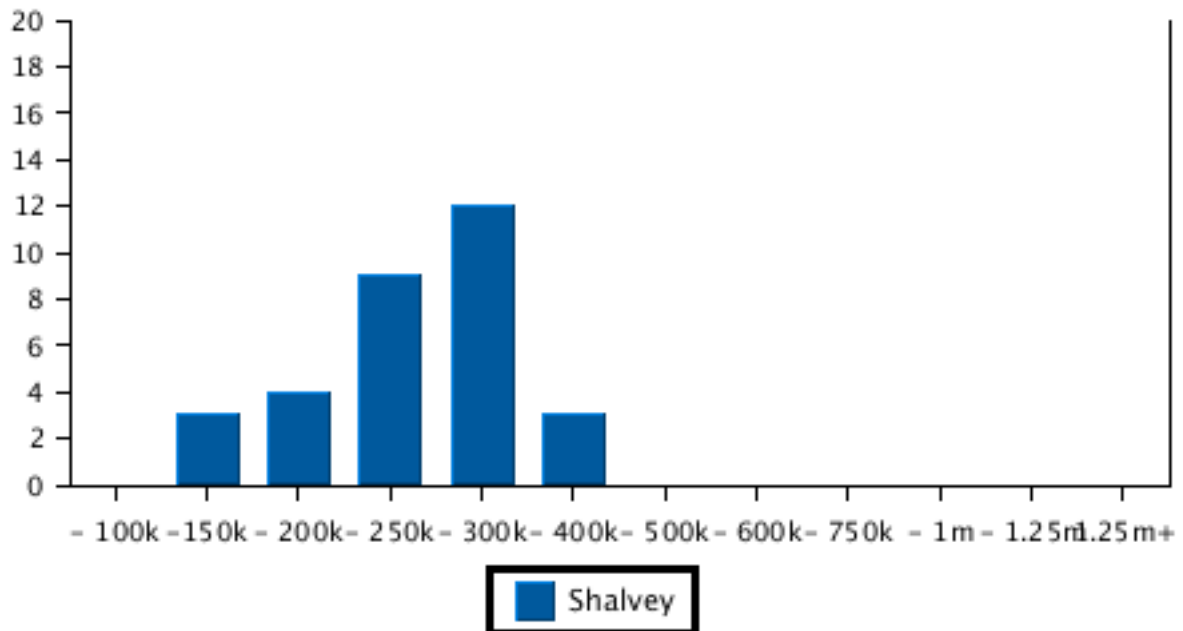
Area: 639m2

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages

Sales By Price

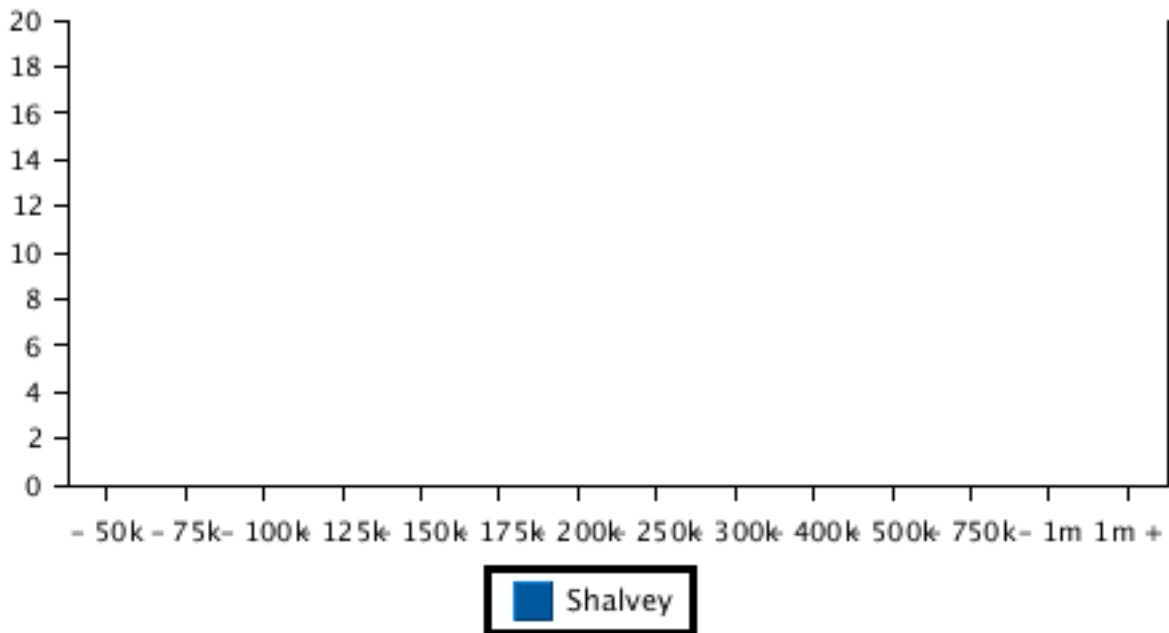
House Sale by Price (12 months)

Price	Shalvey Number
0 - 100k	0
101 - 150k	3
151 - 200k	4
201 - 250k	9
251 - 300k	12
301 - 400k	3
401 - 500k	0
501 - 600k	0
601 - 750k	0
751 - 1m	0
> 1m - 1.25m	0
1.25m+	0



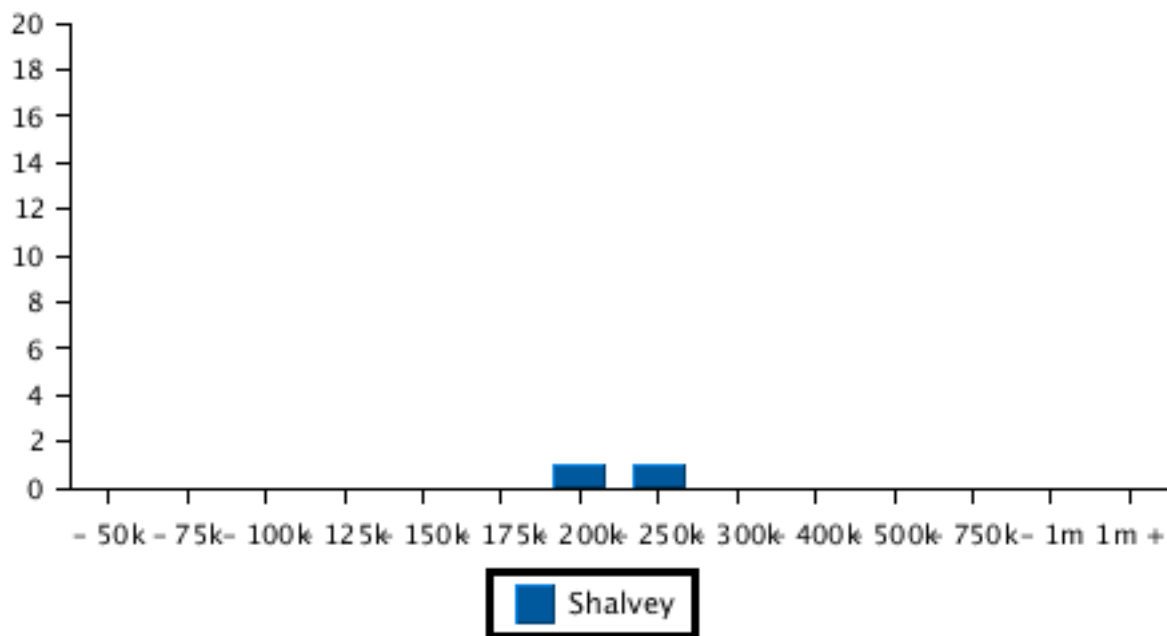
Unit Sale by Price (12 months)

Price	Shalvey Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0



Land Sale by Price (12 months)

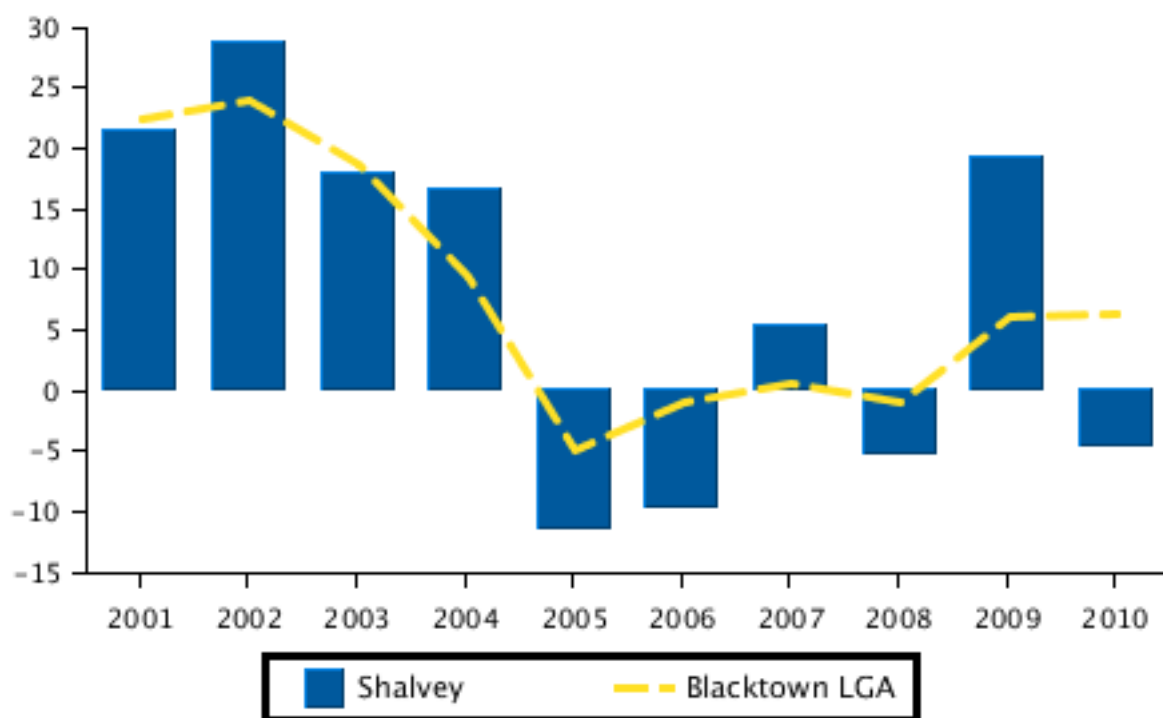
Price	Shalvey Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	1
201 - 250k	1
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 750k	0
751 - 1m	0
1m +	0



Capital Growth Median Prices

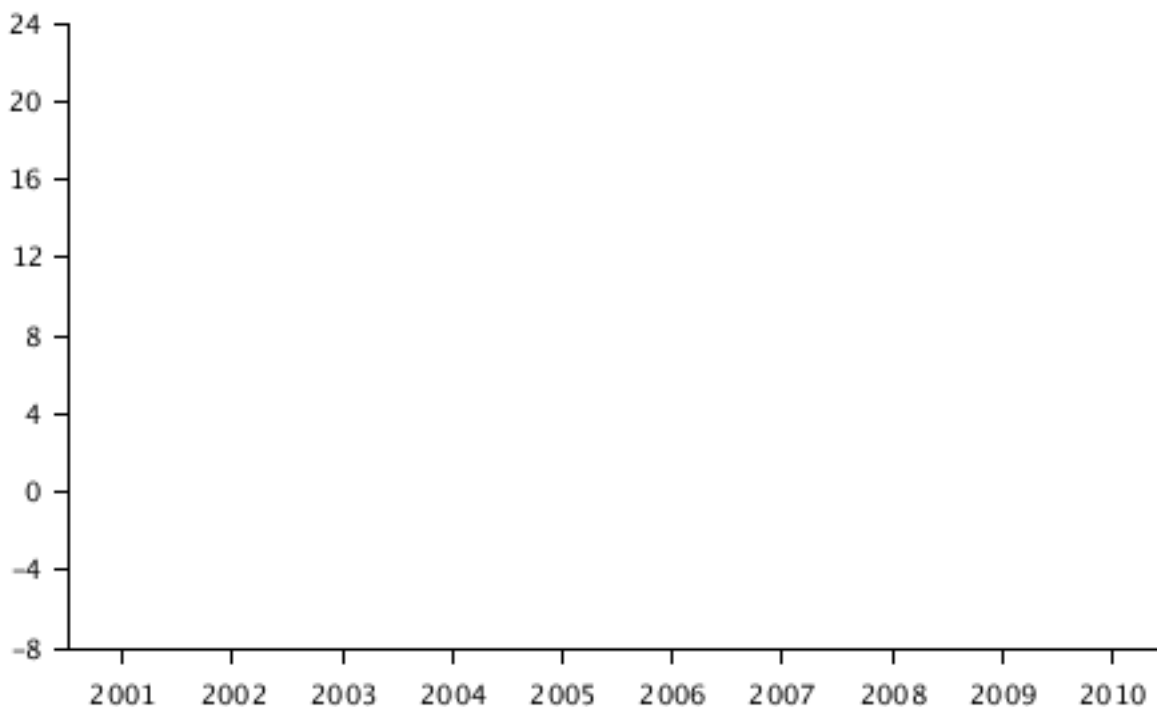
Capital Growth in Median Prices (Houses)

Period	Shalvey	Blacktown LGA
	% Change	% Change
2010	-4.7%	6.3%
2009	19.4%	6.1%
2008	-5.5%	-1.1%
2007	5.4%	0.6%
2006	-9.9%	-1.1%
2005	-11.6%	-4.9%
2004	16.7%	9.4%
2003	17.9%	18.6%
2002	28.8%	23.9%
2001	21.5%	22.3%



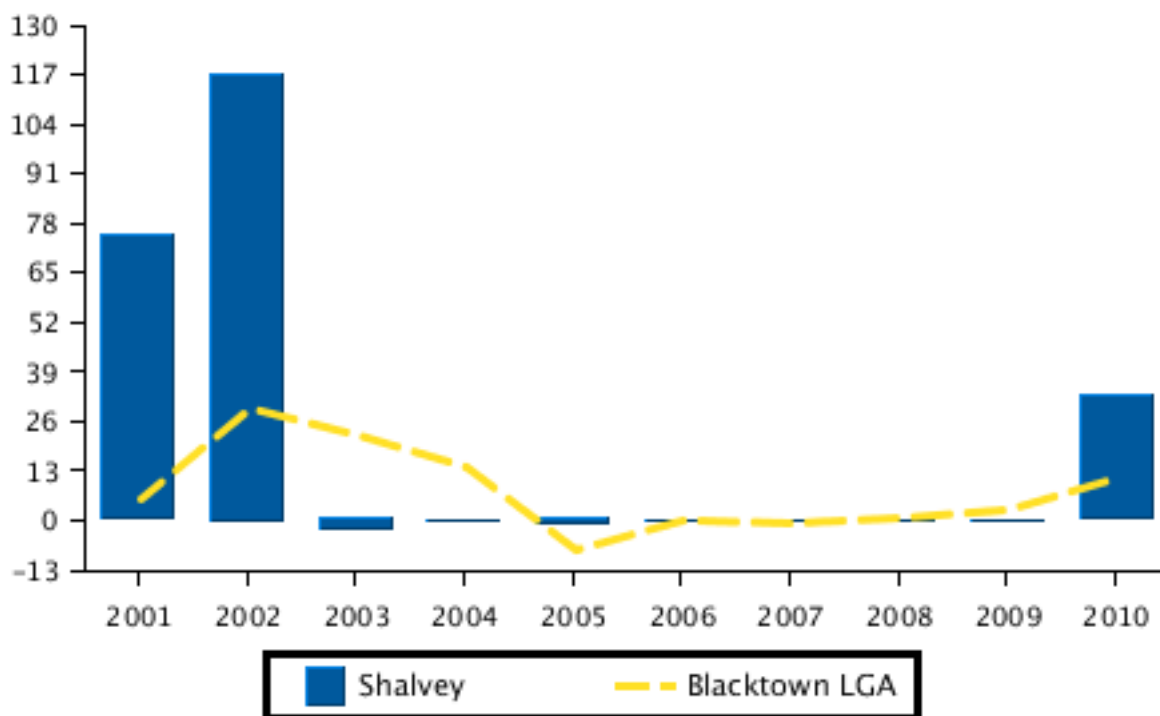
Capital Growth in Median Prices (Unit)

Period	Shalvey % Change	Blacktown LGA % Change
2010	0%	-0.5%
2009	0%	9.2%
2008	0%	-5%
2007	0%	-2.4%
2006	0%	-7.7%
2005	0%	0%
2004	0%	10.7%
2003	0%	20.2%
2002	0%	19.5%
2001	0%	21.9%



Capital Growth in Median Prices (Land)

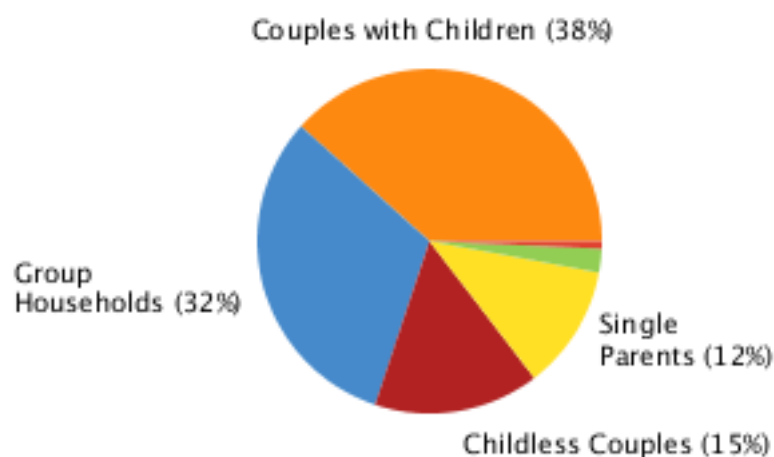
Period	Shalvey % Change	Blacktown LGA % Change
2010	32.8%	11.5%
2009	0%	2.7%
2008	0%	0.7%
2007	0%	-0.7%
2006	0%	0%
2005	-1.7%	-7.4%
2004	0%	14.2%
2003	-3%	22.1%
2002	117.1%	29.1%
2001	75%	5.8%



Household

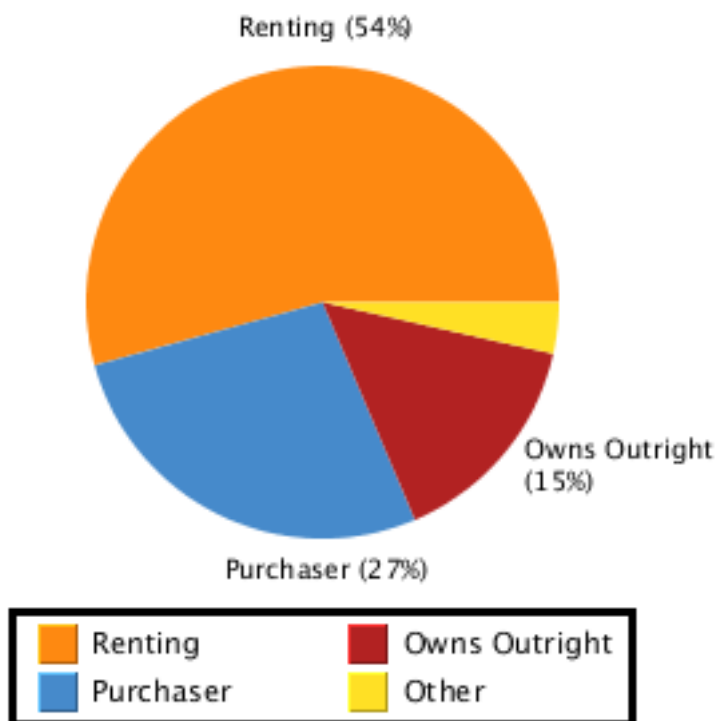
Household Structure

Type	Percent
Couples with Children	38.4
Group Households	31.5
Childless Couples	15.5
Single Parents	11.7
Lone Households	2.2
Other	0.7



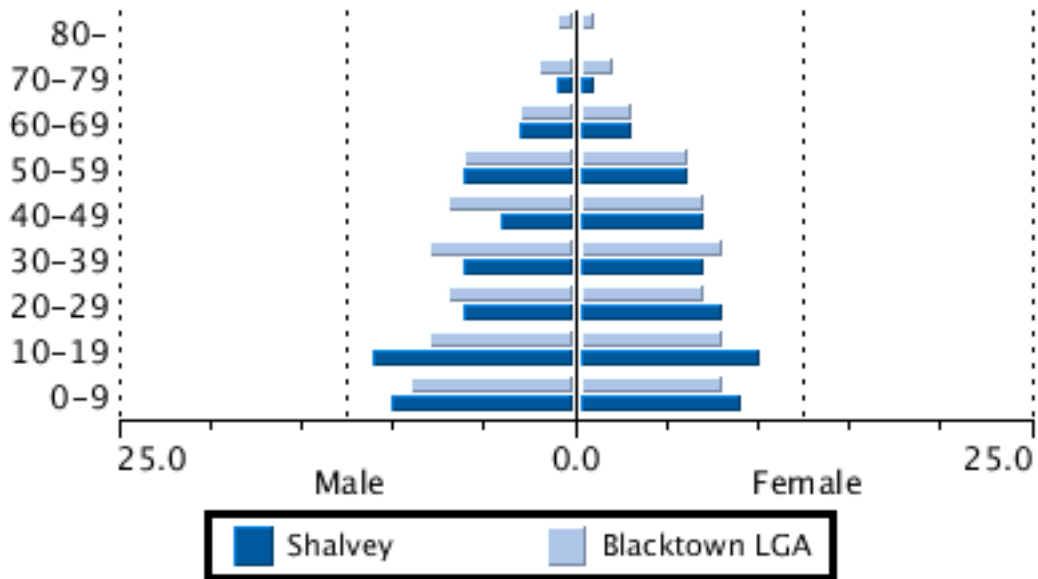
Household Occupancy

Type	Percent
Renting	54.3
Purchaser	27.1
Owns Outright	15.1
Other	3.5



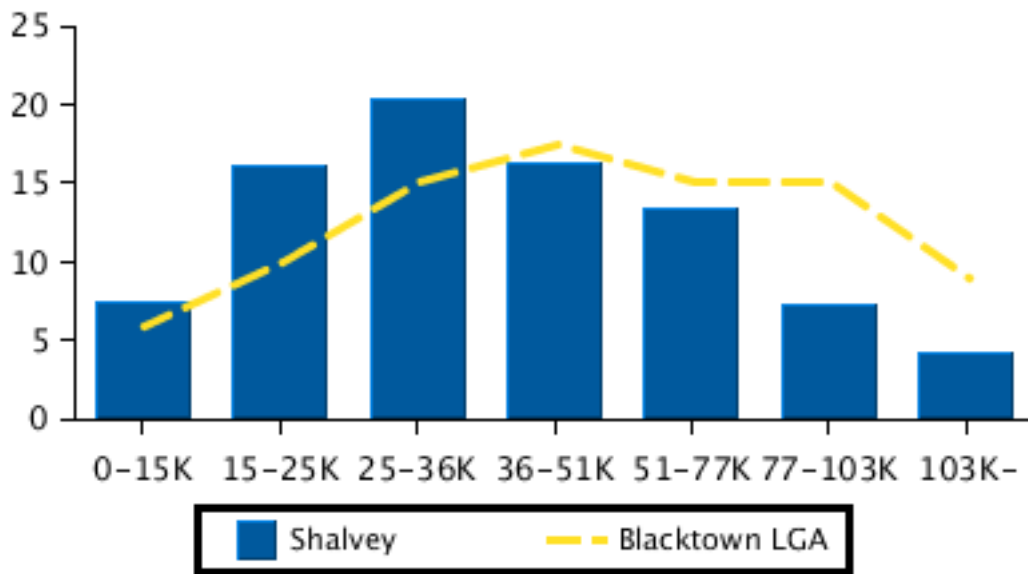
Age Sex Ratio

Age Group	Shalvey		Blacktown LGA	
	Male %	Female %	Male %	Female %
0-9	10.0	9.0	9.0	8.0
10-19	11.0	10.0	8.0	8.0
20-29	6.0	8.0	7.0	7.0
30-39	6.0	7.0	8.0	8.0
40-49	4.0	7.0	7.0	7.0
50-59	6.0	6.0	6.0	6.0
60-69	3.0	3.0	3.0	3.0
70-79	1.0	1.0	2.0	2.0
80-	0.0	0.0	1.0	1.0



Household Income

Income Range	Shalvey %	Blacktown LGA %
0-15K	7.4	5.9
15-25K	16.1	9.9
25-36K	20.4	15.0
36-51K	16.3	17.5
51-77K	13.4	15.0
77-103K	7.2	15.0
103K-	4.1	9.0



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