

Year 1 Income and Expenditure - Apartment 307

FORECAST

	Jul-04	Aug-04	Sep-04	Oct-04	Nov-04	Dec-04	Jan-05	Feb-05	Mar-05	Apr-05	May-05	Jun-05	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Income	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$45,000	\$46,350	\$47,509	\$48,696	\$49,914
Commission	\$244	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$3,134	\$3,245	\$3,326	\$3,409	\$3,494
Advertising Levy	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$451	\$464	\$950	\$1,461	\$1,997
Cleaning and Linen	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Credit Card Commission	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PABX	\$38	\$38	\$32	\$29	\$22	\$31	\$41	\$39	\$38	\$36	\$38	\$23	\$404	\$450	\$450	\$450	\$450
Repairs & Maintenance	\$0	\$62	\$12	\$3	\$51	\$8	\$67	\$16	\$28	\$24	\$81	\$7	\$358	\$400	\$400	\$400	\$400
GST	\$41	\$35	\$31	\$70	\$65	\$30	\$37	\$32	\$33	\$32	\$37	\$29	\$471	\$456	\$513	\$572	\$634
Monthly Cash Flow	\$3,264	\$3,328	\$3,376	\$3,389	\$3,344	\$3,381	\$3,305	\$3,363	\$3,351	\$3,358	\$3,293	\$3,390	\$40,142	\$41,336	\$41,870	\$42,405	\$42,939

Notes

- Apartment is leased to McDonalds Australia on a 12 month lease for their corporate incentive program
- A refurbishment levy (not included above) is deducted from the gross income and held in trust on behalf of the owners. The Refurbishment levy is 1% the first year, 2% the second year and 3% for subsequent years.
- Other expenses to be considered include body corporate levies, council rates, electricity and insurances.
- Other financial considerations include depreciation, other taxable benefits and capital gains.

Disclaimer. The information contained above has been prepared based on expected occupancies, tariffs and other expenses and is provided only as a guide. It does not constitute all or any part of any offer or contract. Apartment owners must seek their own financial advice.

