PropCalc

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Property Report



104c/23 Roger Street **Brookvale NSW 2100**

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BMT Tax Depreciation
QUANTITY SURVEYORS

Investment results





104c/23 Roger Street **Brookvale NSW 2100**

1 1 0

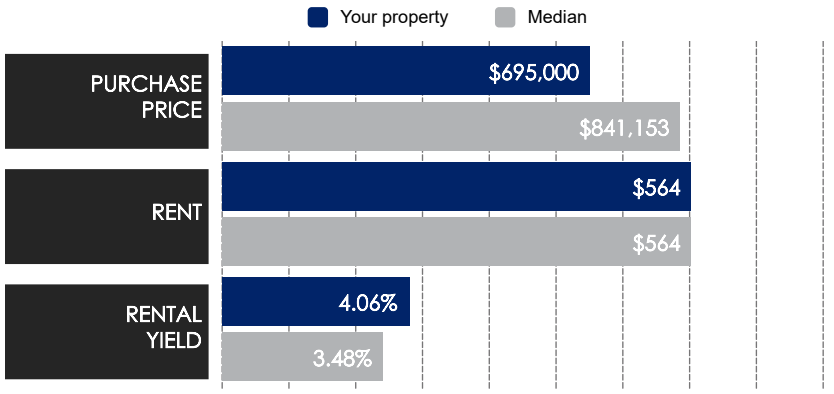
Shire/Council Warringah Council

Holding costs per week **-$63**

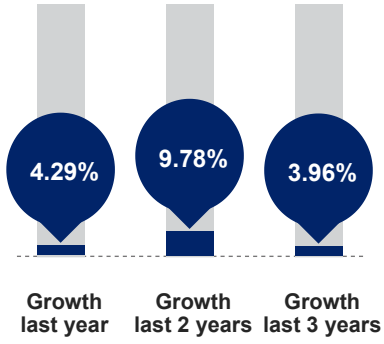
Property result **NEGATIVELY GEARED**

Rental yield **4.06%**

Suburb comparison



Suburb snapshot



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Your detailed information

Property overview

Est. year of construction	-	Est. year of purchase	-
Property type	Unit	Was property purchased new	Yes
Ownership	Investment property	Purchase price	$695,000
Deposit Percentage	20%	Deposit Amount	$139,000
LMI capitalised	Yes	Lenders Mortgage Insurance (LMI)	-

Purchase cost

Loan Amount	$556,000	Other costs	-
Stamp duty	$26,765	Registration fees	$300
Legal fees	$1,500	Pre-purchase reports	$600
Loan to value ratio	80%	Interest rate	5%
Total funds required	$168,165		

Income

Rent per week	$564	Number of weeks rented	50
Other annual income	-	Annual income	$28,200

Expenses

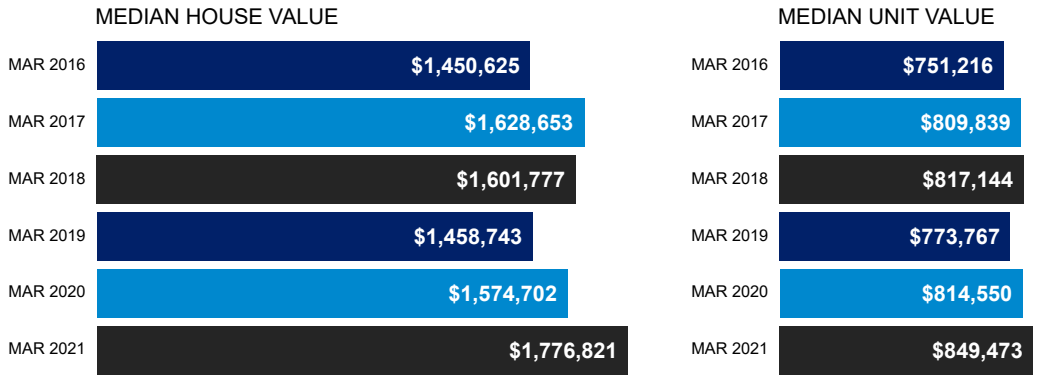
Body corporates fees	$6,000	Council rates	$1,350
Insurances	$1,250	Interest on loan	$27,800
Property management rate	7.7%	Property management fees	$2,171
Repairs	$1,000	Advertising/Stationery	$300
Water charges	$600	Other costs	-
Total expenses	$40,471		

Cashflow

Total income	$28,200	Total expenses	$40,471
Depreciation estimate	$12,071	Tax deductions	-$24,342
Marginal tax rate	37%	Tax refund	$9,007
Before tax cashflow	-$12,271	Yearly cashflow result	-$3,264

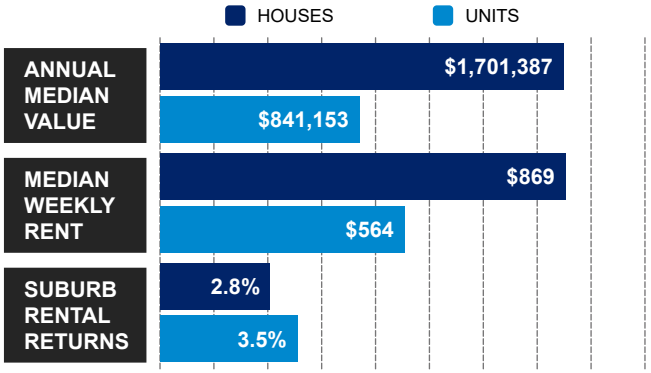
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Property address: 104c/23 Roger Street Brookvale NSW 2100



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Suburb statistics



	HOUSES	UNITS
ANNUAL NO. OF SALES	11	80
AVERAGE LISTING DURATION (DAYS)	25	26

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Property address: 104c/23 Roger Street Brookvale NSW 2100

Nearby planning and development applications

9999 Pittwater Road, Brookvale NSW 2100

Oct 25, 2019, 159m away

Insert Details

PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago.

(Source: Northern Beaches Council, reference: DA2019/1190)

More info >

509 Pittwater Road, Brookvale NSW 2100

Aug 15, 2019, 80m away

Use of premises as a recreation fa…

PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago.

(Source: Northern Beaches Council, reference: DA2019/0875)

More info >

515 Pittwater Road, Brookvale NSW 2100

Jun 26, 2019, 94m away

Demolition of all existing structur…

PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago.

(Source: Northern Beaches Council, reference: DA2019/0663)

More info >

672 Pittwater Road Brookvale NSW 2100

May 21, 2019, 143m away

Change of Use - (insert details)

PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago.

(Source: Northern Beaches Council, reference: DA2019/0501)

More info >

2 - 8 Old Pittwater Road Brookvale NSW 2100

Apr 18, 2019, 154m away

Alterations and Additions - (insert…

PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago.

(Source: Northern Beaches Council, reference: DA2019/0411)

More info >

519 Pittwater Road Brookvale NSW 2100

Feb 21, 2019, 111m away

Alterations and Additions - (insert…

PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago.

(Source: Northern Beaches Council, reference: DA2019/0157)

More info >

Data provided by www.planningalerts.org.au

Comparable for sale properties in Brookvale



Contact Agent
5/23 Roger Street Brookvale New S…
1 2 1



Contact Agent
107/517 Pittwater Road Brookvale …
2 2 2

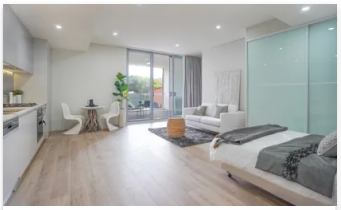


Contact Agent
6 Alfred Road Brookvale New Sout…
4 1 7

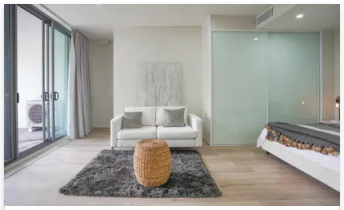


Contact Agent
18/21 Gulliver Street Brookvale Ne…
2 2 2

Comparable rental properties in Brookvale



$495 per week
G10/23 Roger Street Brookvale Ne…
1 1 0



$850 per week
10/23 Roger Street Brookvale New …
2 2 0



$520 per week
6/18 Old Pittwater Road Brookvale …
2 1 1



$1,200 per week
BROOKVALE New South Wales 2100
2 1 0

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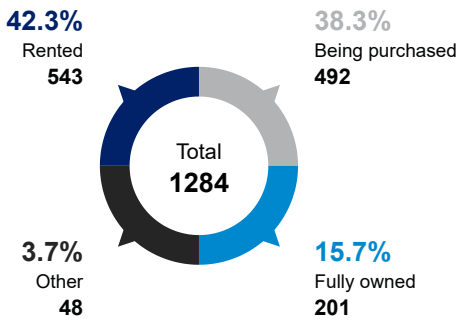
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Statistics

Home ownership - Brookvale



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Neighbours

Families	Median monthly mortgage repayments	Median weekly rent	Household income
FAMILIES WITHOUT CHILDREN 43.1% 369	$2,200	$500	$1,822pw

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Neighbourhood

Dwelling type	Home ownership	Properties sold
UNITS 61.8% 792	RENTED 42.3% 543	LAST 12 MONTHS 91

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Property notes

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Accordingly, you should consider the potential longer term impacts of any factors of property investing when reviewing the affordability of a property over any period.

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