



# PropCalc

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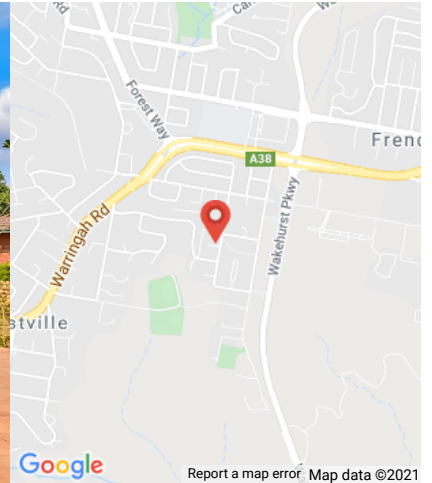
## Property Report



**34 Rangers Retreat Road Frenchs forest NSW 2086**

1300 728 726 | [bmtqs.com.au](http://bmtqs.com.au)

## Investment results



**34 Rangers Retreat Road Frenchs forest NSW 2086**

Land size 689 m<sup>2</sup> Shire/Council Warringah Council

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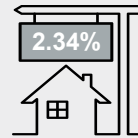
Holding costs per week



Property result

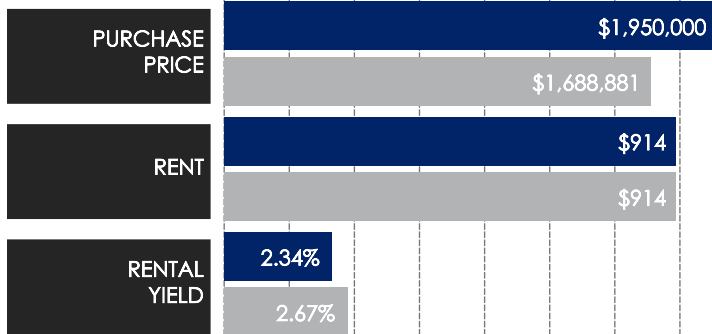
**NEGATIVELY GEARED**

Rental yield

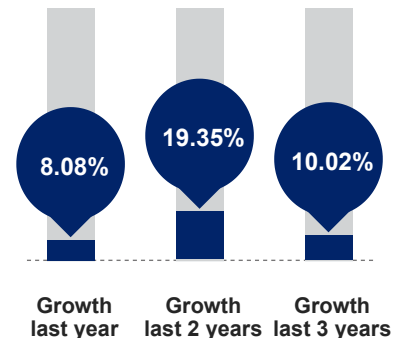


### Suburb comparison

■ Your property    ■ Median



### Suburb snapshot



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## Your detailed information

### Property overview

Est. year of construction	-	Est. year of purchase	-
Property type	House	Was property purchased new	Yes
Ownership	Investment property	Purchase price	\$1,950,000
Deposit Percentage	20%	Deposit Amount	\$390,000
LMI capitalised	Yes	Lenders Mortgage Insurance (LMI)	-

### Purchase cost

Loan Amount	\$1,560,000	Other costs	-
Stamp duty	\$92,740	Registration fees	\$300
Legal fees	\$1,500	Pre-purchase reports	\$600
Loan to value ratio	80%	Interest rate	5%
Total funds required	\$485,140		

### Income

Rent per week	\$914	Number of weeks rented	50
Other annual income	-	Annual income	\$45,700

### Expenses

Body corporates fees	-	Council rates	\$1,350
Insurances	\$1,250	Interest on loan	\$78,000
Property management rate	7.7%	Property management fees	\$3,519
Repairs	\$1,000	Advertising/Stationery	\$300
Water charges	\$600	Other costs	-
Total expenses	\$86,019		

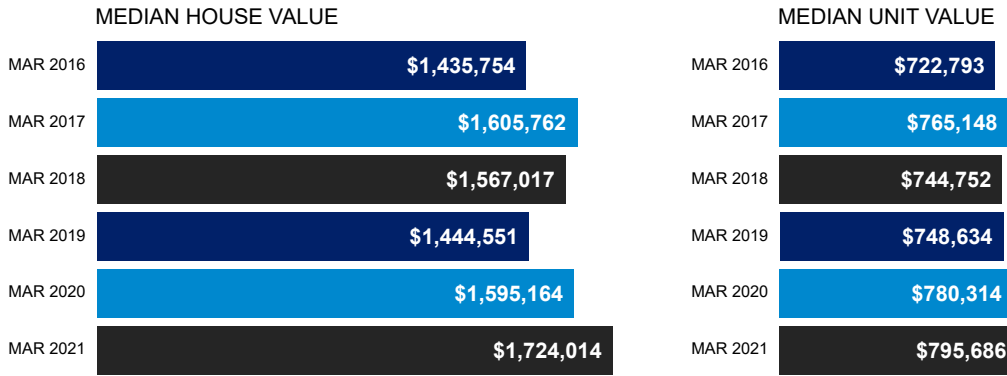
### Cashflow

Total income	\$45,700	Total expenses	\$86,019
Depreciation estimate	-	Tax deductions	-\$40,319
Marginal tax rate	37%	Tax refund	\$14,918
Before tax cashflow	-\$40,319	Yearly cashflow result	-\$25,401

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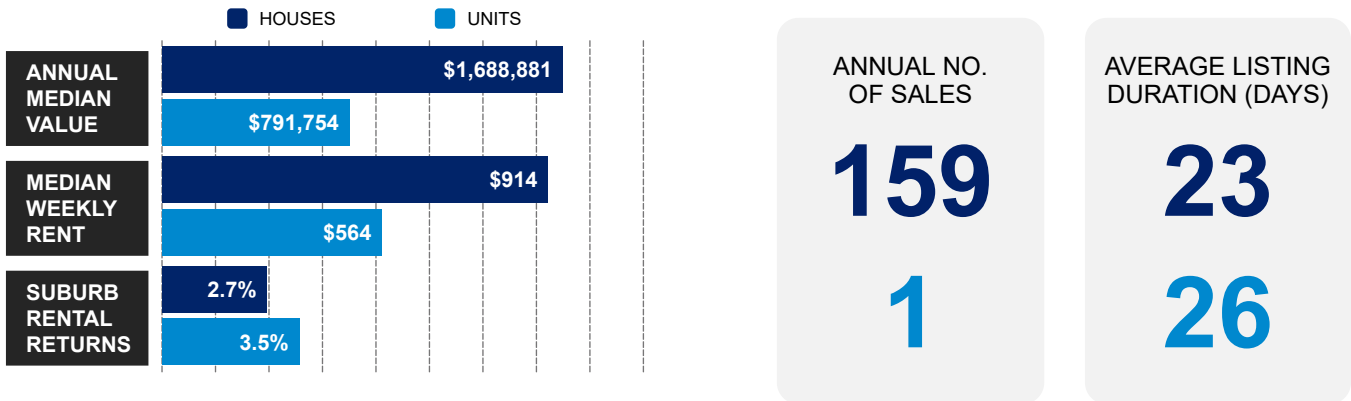


**Property address:** 34 Rangers Retreat Road Frenchs forest NSW 2086



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### Suburb statistics



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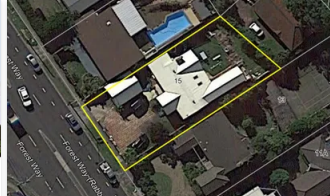

**Property address:** 34 Rangers Retreat Road Frenchs forest NSW 2086

### Nearby planning and development applications





<p><b>58 Parni Place, Frenchs Forest NSW 2086</b></p> <p>Jan 30, 2020, 233m away</p> <p><b>Alterations and additions to a dw...</b></p> <p>PlanningAlerts.org.au found this application for you on the planning authority's website a year ago.</p> <p>(Source: Northern Beaches Council, reference: DA2020/0078)</p> <p><a href="#">More info &gt;</a></p>	<p><b>67 Bantry Bay Road, Frenchs Forest NSW 2086</b></p> <p>Dec 16, 2019, 397m away</p> <p><b>Alterations and additions to a chu...</b></p> <p>PlanningAlerts.org.au found this application for you on the planning authority's website a year ago.</p> <p>(Source: Northern Beaches Council, reference: DA2019/1445)</p> <p><a href="#">More info &gt;</a></p>	<p><b>6 Kylie Place, Frenchs Forest NSW 2086</b></p> <p>Sep 12, 2019, 173m away</p> <p><b>Construction of a dwelling house</b></p> <p>PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago.</p> <p>(Source: Northern Beaches Council, reference: DA2019/1003)</p> <p><a href="#">More info &gt;</a></p>
<p><b>21 Rangers Retreat Road, Frenchs Forest NSW 2086</b></p> <p>Aug 28, 2019, 57m away</p> <p><b>Alterations and additions to a dw...</b></p> <p>PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago.</p> <p>(Source: Northern Beaches Council, reference: DA2019/0931)</p> <p><a href="#">More info &gt;</a></p>	<p><b>17 Gilbert Place Frenchs Forest NSW 2086</b></p> <p>Apr 11, 2019, 225m away</p> <p><b>New - Dwelling House</b></p> <p>PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago.</p> <p>(Source: Northern Beaches Council, reference: DA2019/0360)</p> <p><a href="#">More info &gt;</a></p>	<p><b>1 Meredith Place Frenchs Forest NSW 2086</b></p> <p>Dec 10, 2018, 301m away</p> <p><b>Alterations and Additions - (insert...</b></p> <p>PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago.</p> <p>(Source: Northern Beaches Council, reference: DA2018/1942)</p> <p><a href="#">More info &gt;</a></p>

Data provided by [www.planningalerts.org.au](http://www.planningalerts.org.au)

### Comparable for sale properties in Frenchs Forest

<p><b>New</b></p>  <p><b>Contact Agent</b> 14 Careebong Road Frenchs Fores...</p> <p>3 🏠 1 🚗 2 🚗</p>	 <p><b>Contact Agent</b> 208 Bantry Bay Road FRENCHS F...</p> <p>5 🏠 3 🚗 2 🚗</p>	 <p><b>Contact Agent</b> 15 Forest Way FRENCHS FOREST...</p> <p>4 🏠 2 🚗 2 🚗</p>	 <p><b>Contact Agent</b> 12 Naree Road FRENCHS FORES...</p> <p>4 🏠 2 🚗 1 🚗</p>
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### Comparable rental properties in Frenchs Forest

 <p><b>\$850 per week</b> 9 Meredith Place Frenchs Forest N...</p> <p>3 🏠 1 🚗 1 🚗</p>	 <p><b>deposit taken</b> 200 Bantry Bay Road FRENCHS F...</p> <p>3 🏠 1 🚗 0 🚗</p>	 <p><b>deposit taken</b> 200 Bantry Bay Road FRENCHS F...</p> <p>3 🏠 1 🚗 0 🚗</p>	 <p><b>\$980 per week</b> 550 Warringah Road Forestville Ne...</p> <p>4 🏠 3 🚗 0 🚗</p>
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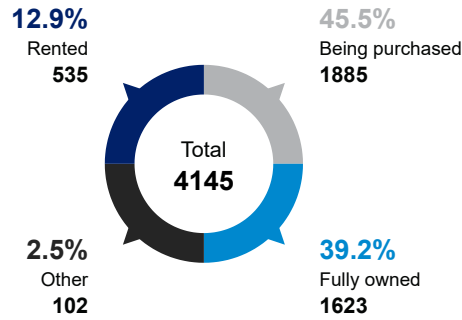
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**Property address:** 34 Rangers Retreat Road Frenchs forest NSW 2086

## Statistics

### Home ownership - Frenchs Forest



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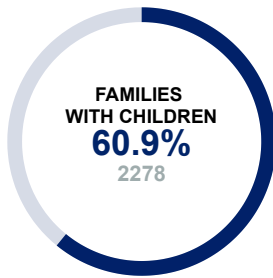
## Neighbours

Families

Median monthly mortgage repayments

Median weekly rent

Household income



**\$3,000**

**\$760**

**\$2,514pw**

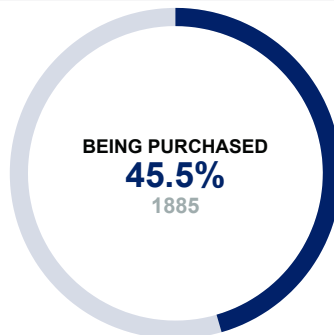
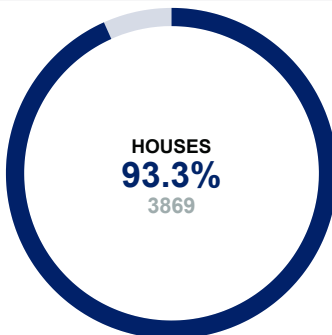
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## Neighbourhood

Dwelling type

Home ownership

Properties sold



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