

Appendix A1

Obvious Costs

Purchase Price	\$ 240,000.00	\$ 240,000.00	
Stamp Duty on Land Transfer	\$ 9,470.00	\$ 9,470.00	as per state revenue office
Transfer Fee	\$ 716.00	\$ 716.00	as per state revenue office
Mortgage Regn Fee	\$ 102.40	\$ 102.40	as per state revenue office
<i>less Government Discounts</i>	\$ -	\$ -	as per state revenue office
Loan Application Fees	\$ 500.00	\$ 1,000.00	Bank Policy
Buyers Agent - Report Fee	\$ 165.00	\$ 165.00	This Report
Building and Pest Reports	\$ 700.00	\$ 700.00	
Conveyancing Costs	\$ 1,000.00	\$ 1,000.00	
Solicitor Fees	\$ -	\$ 500.00	
Building Insurance	\$ 500.00	\$ 750.00	

Less Obvious Costs

Mortgage Insurance	\$ 3,990.00	\$ 5,492.00	Varies by mortgage type and lender
Adjustment of Rates	\$ 500.00	\$ 1,200.00	
Adjustment of Outgoings	\$ -	\$ 1,000.00	
Adjustment of Owners Corp.	\$ -	\$ 800.00	
Sworn Valuation	\$ -	\$ 700.00	
Land Surveying	\$ -	\$ 900.00	Varies with each property
Accountant Fees	\$ -	\$ 500.00	
Land Tax	\$ -	\$ -	as per state revenue office
Quantity Surveyor	\$ 750.00	\$ 750.00	
Locksmith	\$ 500.00	\$ 500.00	
Cleaning	\$ 250.00	\$ 500.00	
Minor Maintenance	\$ 600.00	\$ 1,200.00	
Rubbish Removal	\$ -	\$ 600.00	
Appliance Servicing	\$ 500.00	\$ 1,500.00	
Service Connections	\$ 150.00	\$ 150.00	

Property Manager

Property Letting Fees	\$ 440.00	\$ 440.00	2 weeks rent
Advertising Fees	\$ 440.00	\$ 440.00	2 weeks rent
Mortgage Costs of Vacancy	\$ 1,520.00	\$ 4,560.00	Interest Only
Landlords Insurance	\$ 450.00	\$ 450.00	1.5 weeks rent (min \$450)

Obscure Costs

Real Estate Books	\$ 100.00	\$ 100.00	
Investment Magazines	\$ 50.00	\$ 50.00	
Real Estate Education	\$ 2,500.00	\$ -	Mentor Program
Transport Fuel, Wear & Tear	\$ 400.00	\$ 400.00	
Communication Costs	\$ 300.00	\$ 300.00	
Internet Usage Costs	\$ 100.00	\$ 100.00	
Fighting Fatigue	\$ 250.00	\$ 500.00	
Lost Income	\$ -	\$ 3,500.00	
Unpleasant Surprise	\$ 500.00	\$ 1,000.00	
Personal Reward	\$ 500.00	\$ 250.00	

Total of Additional Costs	Scenario 1	\$ 27,943.40	
	Scenario 2		\$ 42,285.40
Total of Purchase Costs		\$ 267,943.40	\$ 282,285.40
Sum Limit of Purchase Funding		\$ 240,000.00	\$ 240,000.00
Further Savings Required		\$ 27,943.40	\$ 42,285.40

