



INDICATIVE RETURN ON EQUITY

**143-145 Pentecost Avenue,
Turramurra, NSW 2074**

ASSET TYPE: CHILDCARE

Return on Equity - 5 Year Projection

Price: \$11,300,000 **LVR:** 65% **Loan amount:** \$7,345,000

Interest Rate: 5.65% **Repayment type:** Interest only

Equity: \$3,955,000 **Rental increases:** 3.0% p/a

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|-------------------|-----------|-----------|-----------|-----------|-----------|
| Rent | \$463,000 | \$476,890 | \$491,197 | \$505,933 | \$521,111 |
| Interest | \$414,993 | \$414,993 | \$414,993 | \$414,993 | \$414,993 |
| Suprlus cash flow | \$48,008 | \$61,898 | \$76,204 | \$90,940 | \$106,118 |
| Yield | 4% | 4% | 4% | 4% | 5% |
| Return on equity | 1% | 2% | 2% | 2% | 3% |
| Return on equity | \$48,008 | \$61,898 | \$76,204 | \$90,940 | \$106,118 |
| Cumulative return | \$48,008 | \$109,905 | \$186,109 | \$277,049 | \$383,167 |

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