



Build Wealth Through
Property Investing

Analytics – Equity and After-Tax Cash Flow Considerations

As part of our assessment, we utilise a combination of calculators and in particular, the Investing in Property calculator that will help you determine whether you have **(1)** sufficient equity in your home to invest in property and **(2)** the after-tax cash flow implications to your household budget planner should you make a property purchase. In this example below, this scenario has sufficient equity in their home to start building wealth through property:

INVESTING IN PROPERTY

January 2014

Description	Equity Available
Equity Available	290,000
Equity Available	290,000

Equity Available

ASSET	Value	Loan	Net	Equity Available
Primary Residence	\$ 800,000	350,000	450,000	290,000
Investment Property 1	\$ -	0	0	0
Total Assets	800,000	350,000	450,000	290,000

Description	Amount
PROPERTY INFORMATION	
Purchase Price	\$ 500,000
Add Stamp Duty (approx)	\$ 22,500
TOTAL Purchase Price [A]	\$ 522,500
MAX INVESTMENT LOAN	
Investment Loan Maximum [B]	\$ 400,000
FUNDS TO COMPLETE	
Total Purchase Price	\$ 522,500
Less Investment Loan	\$ 400,000
Funds to Complete	\$ 122,500
Available Equity	290,000

CONGRATULATIONS you have enough equity to purchase a property

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If you would like advice on property investing, please do not hesitate to email info@austpfm.com.au or contact the office on (03) 8621 8485.