

Old Assquire investors achieve higher after-tax returns than conventional landlords renting to tenants

(Refer below to the annual taxable income closest to yours: \$80,000, \$160,000, \$240,000)

Contract with non first home buyer

Other non-property taxable income	\$80,000	\$350,000			\$500,000			\$800,000		
		Assumed future property price growth rate pa								
		3%	4.5%	7%	3%	4.5%	7%	3%	4.5%	7%
Current market value of property										
Assquire produces a greater cashflow than renting		Better off by			Better off by			Better off by		
10 year average cashflow benefit per week (after-tax)		214	188	154	299	257	210	450	385	312
Cumulative after-tax cashflow benefit at end of year 3		23,473	22,504	21,057	30,781	29,355	27,467	38,546	36,553	33,982
Cumulative after-tax cashflow benefit at end of year 5		46,842	43,704	39,224	63,775	58,958	52,862	87,781	80,733	72,027

Other non-property taxable income	\$160,000	\$350,000			\$500,000			\$800,000		
		Assumed future property price growth rate pa								
		3%	4.5%	7%	3%	4.5%	7%	3%	4.5%	7%
Current market value of property										
Assquire produces a greater cashflow than renting		Better off by			Better off by			Better off by		
10 year average cashflow benefit per week (after-tax)		202	174	143	276	239	196	418	359	291
Cumulative after-tax cashflow benefit at end of year 3		21,948	20,930	19,582	28,557	27,275	25,510	35,111	33,329	30,944
Cumulative after-tax cashflow benefit at end of year 5		43,405	40,184	36,101	57,930	53,740	48,220	79,865	73,658	65,685

Other non-property taxable income	\$240,000	\$350,000			\$500,000			\$800,000		
		Assumed future property price growth rate pa								
		3%	4.5%	7%	3%	4.5%	7%	3%	4.5%	7%
Current market value of property										
Assquire produces a greater cashflow than renting		Better off by			Better off by			Better off by		
10 year average cashflow benefit per week (after-tax)		178	154	127	244	210	173	363	313	254
Cumulative after-tax cashflow benefit at end of year 3		19,071	18,211	17,055	24,655	23,493	22,026	28,958	27,487	25,486
Cumulative after-tax cashflow benefit at end of year 5		38,285	35,530	31,980	51,060	47,208	42,543	68,792	63,544	56,684

Future capital growth is largely delivered to Mortgage Alternative Buyer and, at growth rates above 3% pa, delivers a buyer with a substantial deposit (in many cases over 20% at settlement after ten years - and even the prospect of possibly settling as early as year 7).

For the investor, uncertain future capital growth and low net rents from a tenant are replaced by stable, accelerated, more certain and higher monthly cashflows from the MA buyer who shares in capital growth to facilitate their end settlement with a conventional mortgage.

Results above assume that surplus cash is re-invested for a gross yield of 7.0%.

Even higher total annual returns accrue to the investor if the MA buyer decides to settle early.

Property maintenance is the responsibility of the seller/landlord.