

**Property owned less than 12 months, assumed real property price growth rate is 4.5% pa, 70% gearing. Sale to a FHB  
Current as at September 10, 2017**

<b>EMPLOYED PROPERTY INVESTOR:</b>					
<b>Scenario number</b>	<b>Taxable Income (excluding investment property)</b>	<b>FHB: First Home Buyer NonFHB: non-First Home Buyer Settlement Year</b>	<b>Reinvestment of surplus semi- annual cash in super – Yes/No</b>	<b>% Cash flow Superiority Total Returns %</b>	<b>% IRR Superiority of Assquire over Conventional rent</b>
1	100,000	10	Y	(1%)	(2%)
2	80,000	10	Y	3%	4% (5.5%/5.3%) \$5 K
3	80,000	6	Y	14%	40% (7.4%/5.3%) \$24 K
4	80,000	10	N	(12%)	(36%) (3.4%/5.3%) (\$20)K
5	80,000	6	N	1%	(2%) (5.2%/5.3%) \$2 K
<b>RETIRED PROPERTY INVESTOR:</b>					
6	1,000	10	Y	34%	78% (6.4%/3.6%) \$46 K
7	1,000	6	Y	53%	147% (8.9%/3.6%) \$71 K
8	1,000	10	N	16%	22% (4.4%/3.6%) \$21 K
9	1,000	6	N	36%	92% (6.9%/3.6%) \$48 K
10	30,000	10	Y	16%	32% (5.8%/4.4%) \$24 K
11	30,000	6	Y	29%	75% (7.7%/4.4%) \$43 K
12	30,000	10	N	0%	(14%) (3.8%/4.4%) (\$1)K
13	30,000	6	N	14%	27% (5.6%/4.4%) \$21 K

NOTE: Results will vary from property to property and from investor to investor. It is impossible to predict property expenses (including interest rates on borrowings), and actual capital growth rates for the next ten years accurately. Seek independent professional advice before making any decision.