

# Your Mortgage Calculator

## Negative Gearing Example

Property and mortgage information	
Property price	\$1,000,000
Loan amount	\$800,000
Loan period	30 years
Interest rate	3 %

  

Income details	
Total property income (per annum)	\$24,960
Other taxable income (per annum)	\$200,000

  

Cash expenses per annum	
Repayments (Interest only)	\$24,000.00
Council rates	\$1,000
Strata fees	\$0
Insurance	\$1,500
Property manager fees	\$1,750
Repairs and maintenance	\$2,000
Land tax	\$1,000
Water rates	\$500
Total cash expenses	\$31,750.00
Non-cash expenses	
Property depreciation	\$3,000

  

Other taxable income (per annum)	\$200,000.00
Total property income (per annum)	\$24,960.00

Total cash expenses	\$31,750.00
Cash Flow Before Tax	
	-\$130.58/week (-\$6,790.00/year)
Cash Flow After Tax	
	-\$42.09/week (-\$2,188.70/year)
Tax Benefit (Negative gearing)	
	+\$4,601.30/year

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