


**IF Maroochydore**

**Brightwater Duplex investment**

19-May-2011

Prepared for:  
 Consultant:  
 Property: Lot 552 Marlin Street, Brightwater  
 Description:

**SUMMARY**

	<b>Assumptions</b>		<b>Projected results over</b>		<b>10 yrs</b>
	Property value	\$745,000	Property value		\$1.846m
	Investment	\$161,845	Equity		\$1.237m
	Gross yield	5.44%	After-tax return /yr		22.26%
	Net yield	3.89%	Net present value		\$737,875
	Growth rate	9.50%	<b>IF SOLD</b>		
	Inflation rate	3.50%	Selling costs & CGT		\$322,922
	Interest rate	7.25%	Equity		\$913,715
	Taxable income	\$130,000	After-tax return /yr		18.70%

**COMPUTER PROJECTIONS**

Investment Analysis	Projections over 10 years					
	2011	1yr	2yr	3yr	5yr	10yr
End of year						
Property value	\$745,000	815,775	893,274	978,135	1.173m	1.846m
Purchase costs	\$12,025					
Investments	\$161,845					
Loan amount	\$609,643	609,643	609,643	609,643	609,643	609,643
Equity	\$135,357	206,132	283,631	368,492	563,165	1.237m
Capital growth rate	9.50%	9.50%	9.50%	9.50%	9.50%	9.50%
Inflation rate (CPI)	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Gross rent /week	\$780	40,560	42,791	45,144	50,247	65,670
Cash deductions						
Interest (I/O)	7.25%	44,199	44,199	44,199	44,199	44,199
Rental expenses	28.47%	11,549	11,954	12,372	13,253	15,740
Pre-tax cash flow	<b>-\$161,845</b>	<b>-15,188</b>	<b>-13,362</b>	<b>-11,427</b>	<b>-7,205</b>	5,731
Non-cash deductions						
Deprec.of building	2.50%	8,163	8,163	8,163	8,163	8,163
Deprec.of fittings	\$58,500	10,767	9,392	8,550	6,690	981
Loan costs	\$820	164	164	164	164	
Holding costs	\$13,643	13,643				
Total deductions		88,485	73,872	73,447	72,469	69,083
Tax credit (joint)	\$130,000	15,096	9,790	8,916	7,000	1,416
After-tax cash flow	<b>-\$161,845</b>	<b>-92</b>	<b>-3,572</b>	<b>-2,511</b>	<b>-205</b>	7,147
Rate of return (IRR)	22.26%	Your cost /(income) per week				
Pre-tax equivalent	32.50%	2	69	48	4	(137)

*Disclaimer: Note that the computer projections listed above simply illustrate the outcome calculated from the input values and the assumptions contained in the model. Hence the figures can be varied as required and are in no way intended to be a guarantee of future performance. Although the information is provided in good faith, it is also given on the basis that no person using the information, in whole or in part, shall have any claim against IF Maroochydore, its servants, employees or consultants..*

**IF Maroochydore**

**Brightwater Duplex investment**

19-May-2011

Prepared for:  
 Consultant:  
 Property: Lot 552 Marlin Street, Brightwater  
 Description:

**Cash Flow Analysis Summary**

*Investment Cost*

Purchase price	745,000
Purchase costs	12,025
Loan costs	820
Holding costs	13,643
<b>Total investment cost</b>	<b>771,488</b>

*Loan Details*

Initial cash invested	161,845
Initial loan amount (total cost + any additional loan - cash invested)	609,643
Loan type	I/O (7.25%)
Interest payments	44,199
<b>Total loan payments</b>	<b>44,199</b>
Closing loan balance	609,643

*Property Income and Expenditure*

<b>Rental income</b>	<b>40,560</b>
<b>Rental expenses</b>	<b>11,549</b>
<b>Net rental income (rent retained - expenses paid)</b>	<b>29,011</b>

**Pre-Tax Cash Flow (net rent - loan payments)**

**-15,188**

*Tax Deductions*

<i>Cash deductions</i>	
Loan interest	44,199
Rental expenses	11,549
<i>Non-Cash Deductions</i>	
Depreciation - Building (\$326,500 @ 2.50%)	8,163
Depreciation - Furniture, fixtures & fittings	10,767
Loan cost write-off (\$820 over 5 yrs)	164
Holding costs	13,643
<b>Total Tax Deductions</b>	<b>88,485</b>

*Tax Credit Calculation*

	Investor	Partner	Total
Ownership (joint names)	50.00%	50.00%	100%
Present taxable income	65,000	65,000	130,000
Rental income	20,280	20,280	40,560
<b>Total income</b>	<b>85,280</b>	<b>85,280</b>	<b>170,560</b>
Rental deductions	44,242	44,242	88,485
<b>New taxable income</b>	<b>41,038</b>	<b>41,038</b>	<b>82,075</b>
Present tax	14,475	14,475	28,950
New tax	6,927	6,927	13,854
<b>Tax credit or rebate</b>	<b>7,548</b>	<b>7,548</b>	<b>15,096</b>

**Annual after-tax investment (pre-tax cash flow + tax credit)**

**\$92**

**Weekly after-tax investment**

**\$2**

*Disclaimer: Note that the computer projections listed above simply illustrate the outcome calculated from the input values and the assumptions contained in the model. Hence the figures can be varied as required and are in no way intended to be a guarantee of future performance. Although the information is provided in good faith, it is also given on the basis that no person using the information, in whole or in part, shall have any claim against IF Maroochydore, its servants, employees or consultants..*

**Tabulated breakdown of items contributing to first year cash flow**

**INVESTMENT COST**

Purchase price	745,000
Purchase costs	12,025
Holding costs	13,643
Loan costs	820
<b>Total investment cost</b>	<b>\$771,488</b>

**Purchase Costs**

Conveyancing costs:	1,000
Govt. Stamp duty:	11,025
<b>Total Purchase costs:</b>	<b>\$12,025</b>

**Loan Costs**

Valuation fees:	300
Registration of mortgage:	230
Registration of title:	115
Search fees:	175
<b>Total loan costs:</b>	<b>\$820</b>

**FINANCE**

Initial cash invested	161,845
Initial loan amount (total cost + any additional loan - initial cash)	609,643
Loan type	I/O (7.25%)
Interest payments	44,199
<b>Total loan payments</b>	<b>\$44,199</b>
Closing loan balance	609,643

**Initial Investment & Loan Amount**

	<b>Investment</b>	<b>Loan</b>	<b>Total Cost</b>
Property cost:	149,000	596,000	745,000
Renovation costs:	0	0	0
Purchase costs:	12,025	0	12,025
Furniture costs:	0	0	0
Holding costs:	0	13,643	13,643
Loan costs:	820	0	820
<b>Totals:</b>	<b>\$161,845</b>	<b>\$609,643</b>	<b>\$771,488</b>

**Loan Details**

Loan type:	I/O Yrs 1-40
Interest rate (yr 1) (%)	7.25
Loan amount(\$):	\$609,643
Loan costs (written off over 5 yrs):	\$820
Monthly payment:	\$3,683
<b>Annual payment:</b>	<b>\$44,199</b>

**PROPERTY INCOME & EXPENDITURE**

Rental income	40,560
Gross yield (rental income/property value)	5.44%
Rental expenses	11,549
Net rental income (rent retained - expenses paid)	29,011
Net yield (net rental income/property value)	3.89%

**Rental Income**

Rent per week:	780
Potential annual rent:	40,560
Vacancy rate:	0.00%
<b>Annual rent:</b>	<b>\$40,560</b>

**Rental Expenses****Regular Expenses:**

Agent's commission (8.80%):	3,569	
Letting fees:	780	
Rates:	3,500	
Insurance:	1,400	
Maintenance:	1,000	
2 x 10 Year RAP / annum :	1,300	
Total regular expenses:		11,549
Special expenses:		0
<b>Total expenses:</b>		<b>\$11,549</b>
Regular expenses as % of annual rent:		28.47%
Net yield or Capitalisation rate:		3.89%

**PRE-TAX CASH FLOW**

<b>Item</b>	<b>Cash Amount</b>
Rental income	40,560
Rental expenses	11,549
Loan interest	44,199
Principal payments	0
Cash investments	0
<b>Pre-tax cash flow (year 1)</b>	<b>-15,188</b>

**TAX DEDUCTIONS**

Cash deductions	
Loan interest	44,199
Rental expenses	11,549
Non-Cash Deductions	
Depreciation - Building (\$326,500 @ 2.50%)	8,163
Depreciation - Furniture, fixtures & fittings	10,767
Loan cost write-off (\$820 over 5 yrs)	164
Holding costs	13,643
<b>Total Tax Deductions</b>	<b>\$88,485</b>

**Depreciation on the building (Capital allowance)**

Property value:	745,000
Depreciable amount:	326,500
Depreciation allowance rate (%):	2.50
<b>Depreciation claim:</b>	<b>\$8,163</b>

**Depreciation of fittings (annual claim)**

**TAX CREDIT CALCULATION**

	Investor	Partner	Total
Ownership (joint names)	50.00%	50.00%	100%
Present taxable income	65,000	65,000	130,000
Rental income	20,280	20,280	40,560
Total income	85,280	85,280	170,560
Rental deductions	44,242	44,242	88,485
New taxable income	41,038	41,038	82,075
Present tax	14,475	14,475	28,950
New tax	6,927	6,927	13,854
<b>Tax credit or rebate</b>	<b>7,548</b>	<b>7,548</b>	<b>15,096</b>

**AFTER-TAX CASH FLOW**

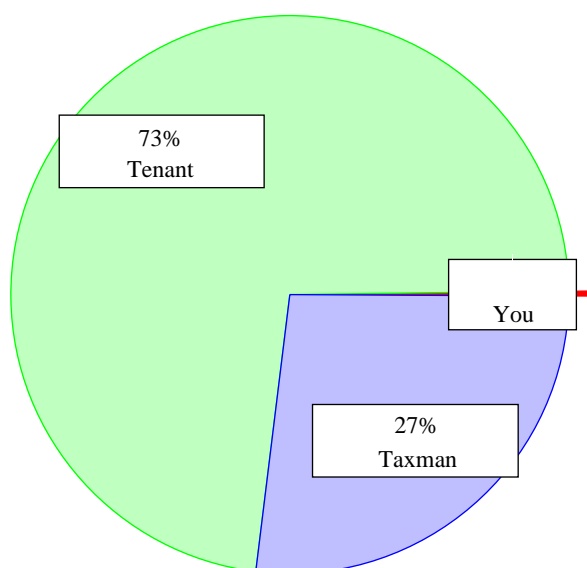
<b>Annual after-tax investment (pre-tax cash flow + tax credit)</b>	<b>\$92</b>
<b>Weekly after-tax investment</b>	<b>\$2</b>

**CASH FLOW PROJECTIONS (40 years)**

Year	Property value	Equity	Rent	Total deductions	Pre-tax cash flow	Tax credit	After-tax cash flow
	\$745,000	\$135,357			<b>\$-161,845</b>		<b>\$-161,845</b>
1yr	\$815,775	\$206,132	\$40,560	\$88,485	<b>\$-15,188</b>	\$15,096	<b>\$-92</b>
2yr	\$893,274	\$283,631	\$42,791	\$73,872	<b>\$-13,362</b>	\$9,790	<b>\$-3,572</b>
3yr	\$978,135	\$368,492	\$45,144	\$73,447	<b>\$-11,427</b>	\$8,916	<b>\$-2,511</b>
4yr	\$1.071m	\$461,415	\$47,627	\$72,555	<b>\$-9,377</b>	\$7,852	<b>\$-1,525</b>
5yr	\$1.173m	\$563,165	\$50,247	\$72,469	<b>\$-7,205</b>	\$7,000	<b>\$-205</b>
6yr	\$1.284m	\$674,582	\$53,010	\$71,414	<b>\$-4,906</b>	\$5,797	\$891
7yr	\$1.406m	\$796,583	\$55,926	\$70,959	<b>\$-2,470</b>	\$4,735	\$2,265
8yr	\$1.540m	\$930,175	\$59,002	\$70,179	\$109	\$4,060	\$4,169
9yr	\$1.686m	\$1.076m	\$62,247	\$69,476	\$2,840	\$3,000	\$5,840
10yr	\$1.846m	\$1.237m	\$65,670	\$69,083	\$5,731	\$1,416	\$7,147
11yr	\$2.022m	\$1.412m	\$69,282	\$69,465	\$8,792	\$76	\$8,868
12yr	\$2.214m	\$1.604m	\$73,093	\$69,903	\$12,032	<b>\$-1,324</b>	\$10,708
13yr	\$2.424m	\$1.814m	\$77,113	\$70,387	\$15,462	<b>\$-2,791</b>	\$12,671
14yr	\$2.654m	\$2.045m	\$81,354	\$70,912	\$19,093	<b>\$-4,334</b>	\$14,759
15yr	\$2.906m	\$2.297m	\$85,829	\$74,086	\$22,935	<b>\$-4,873</b>	\$18,062
16yr	\$3.183m	\$2.573m	\$90,549	\$71,720	\$27,001	<b>\$-7,814</b>	\$19,187
17yr	\$3.485m	\$2.875m	\$95,529	\$72,394	\$31,304	<b>\$-9,601</b>	\$21,703
18yr	\$3.816m	\$3.206m	\$100,784	\$73,093	\$35,857	<b>\$-11,492</b>	\$24,365
19yr	\$4.179m	\$3.569m	\$106,327	\$73,817	\$40,675	<b>\$-13,491</b>	\$27,184
20yr	\$4.576m	\$3.966m	\$112,175	\$74,567	\$45,772	<b>\$-15,607</b>	\$30,165
21yr	\$5.010m	\$4.401m	\$118,344	\$75,343	\$51,165	<b>\$-17,846</b>	\$33,319
22yr	\$5.486m	\$4.876m	\$124,853	\$76,147	\$56,869	<b>\$-20,213</b>	\$36,656
23yr	\$6.007m	\$5.398m	\$131,720	\$76,979	\$62,904	<b>\$-22,717</b>	\$40,187
24yr	\$6.578m	\$5.968m	\$138,965	\$77,841	\$69,287	<b>\$-25,366</b>	\$43,921
25yr	\$7.203m	\$6.593m	\$146,608	\$78,733	\$76,038	<b>\$-28,403</b>	\$47,635
26yr	\$7.887m	\$7.278m	\$154,671	\$79,655	\$83,178	<b>\$-32,243</b>	\$50,935
27yr	\$8.636m	\$8.027m	\$163,178	\$80,611	\$90,730	<b>\$-36,293</b>	\$54,437
28yr	\$9.457m	\$8.847m	\$172,153	\$81,599	\$98,716	<b>\$-40,563</b>	\$58,153
29yr	\$10.355m	\$9.746m	\$181,621	\$82,623	\$107,161	<b>\$-45,066</b>	\$62,095
30yr	\$11.339m	\$10.729m	\$191,610	\$83,682	\$116,091	<b>\$-49,814</b>	\$66,277
31yr	\$12.416m	\$11.807m	\$202,149	\$84,778	\$125,534	<b>\$-54,577</b>	\$70,957
32yr	\$13.596m	\$12.986m	\$213,267	\$85,913	\$135,517	<b>\$-59,220</b>	\$76,297
33yr	\$14.888m	\$14.278m	\$224,997	\$87,087	\$146,073	<b>\$-64,129</b>	\$81,944
34yr	\$16.302m	\$15.692m	\$237,372	\$88,302	\$157,232	<b>\$-69,317</b>	\$87,915
35yr	\$17.851m	\$17.241m	\$250,427	\$89,560	\$169,030	<b>\$-74,803</b>	\$94,227
36yr	\$19.546m	\$18.937m	\$264,201	\$90,862	\$181,501	<b>\$-80,602</b>	\$100,899
37yr	\$21.403m	\$20.794m	\$278,732	\$92,210	\$194,685	<b>\$-86,732</b>	\$107,953
38yr	\$23.437m	\$22.827m	\$294,062	\$93,604	\$208,620	<b>\$-93,213</b>	\$115,407
39yr	\$25.663m	\$25.053m	\$310,235	\$95,048	\$223,350	<b>\$-100,062</b>	\$123,288
40yr	\$28.101m	\$27.491m	\$327,298	\$96,542	\$238,919	<b>\$-107,301</b>	\$131,618

### Brightwater Duplex investment

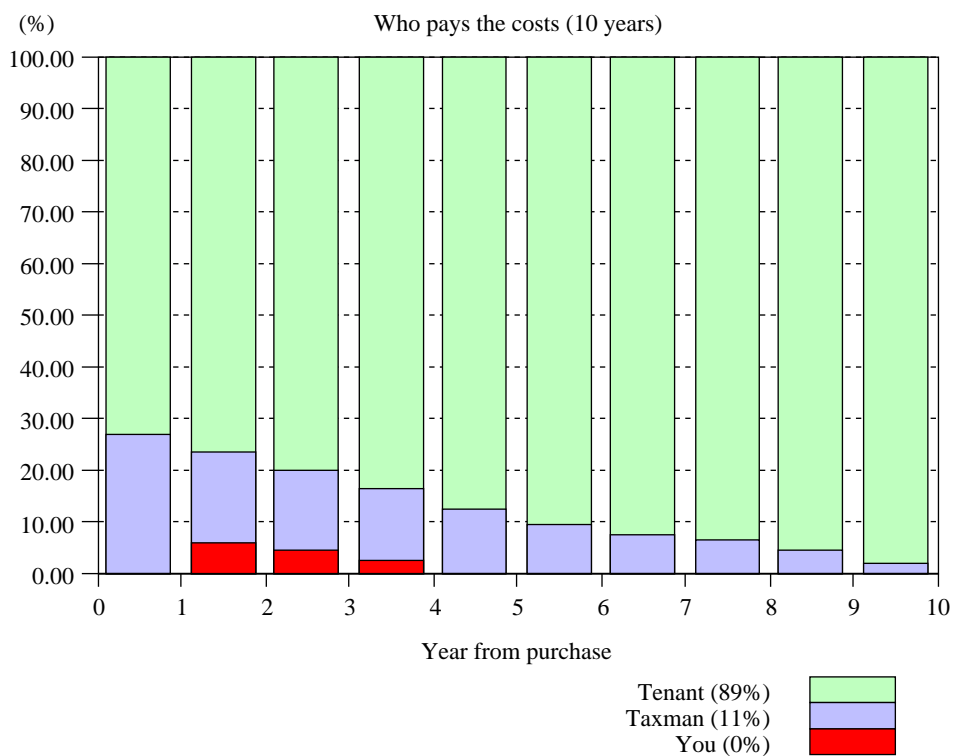
Who pays the cost (1st year)?



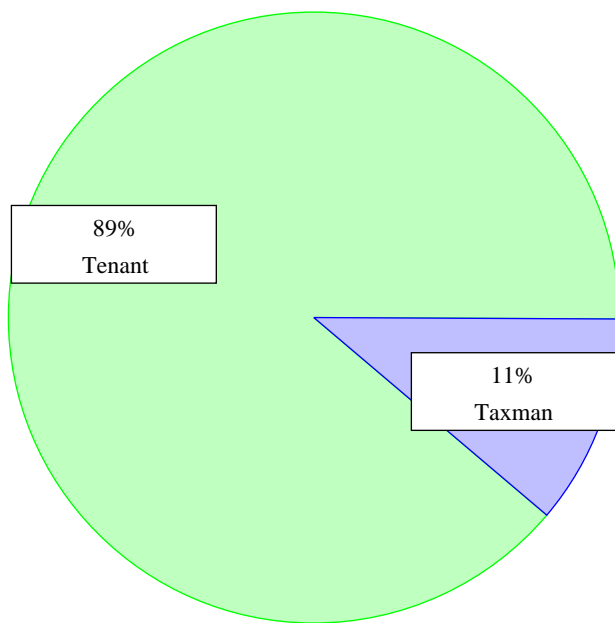
### Projections over 25 years

Year	Interest costs	Rental expenses	Total cost	Rent (tenant)	Tax credit (taxman)	Cash (you)
1yr	\$44,199	\$11,549	\$55,748	\$40,560	\$15,096	\$92
2yr	\$44,199	\$11,954	\$56,153	\$42,791	\$9,790	\$3,572
3yr	\$44,199	\$12,372	\$56,571	\$45,144	\$8,916	\$2,511
4yr	\$44,199	\$12,805	\$57,004	\$47,627	\$7,852	\$1,525
5yr	\$44,199	\$13,253	\$57,452	\$50,247	\$7,000	\$205
6yr	\$44,199	\$13,717	\$57,916	\$53,010	\$5,797	\$-891
7yr	\$44,199	\$14,197	\$58,396	\$55,926	\$4,735	\$-2,265
8yr	\$44,199	\$14,694	\$58,893	\$59,002	\$4,060	\$-4,169
9yr	\$44,199	\$15,208	\$59,407	\$62,247	\$3,000	\$-5,840
10yr	\$44,199	\$15,740	\$59,940	\$65,670	\$1,416	\$-7,147
11yr	\$44,199	\$16,291	\$60,491	\$69,282	\$76	\$-8,868
12yr	\$44,199	\$16,862	\$61,061	\$73,093	\$-1,324	\$-10,708
13yr	\$44,199	\$17,452	\$61,651	\$77,113	\$-2,791	\$-12,671
14yr	\$44,199	\$18,063	\$62,262	\$81,354	\$-4,334	\$-14,759
15yr	\$44,199	\$18,695	\$62,894	\$85,829	\$-4,873	\$-18,062
16yr	\$44,199	\$19,349	\$63,548	\$90,549	\$-7,814	\$-19,187
17yr	\$44,199	\$20,026	\$64,225	\$95,529	\$-9,601	\$-21,703
18yr	\$44,199	\$20,727	\$64,926	\$100,784	\$-11,492	\$-24,365
19yr	\$44,199	\$21,453	\$65,652	\$106,327	\$-13,491	\$-27,184
20yr	\$44,199	\$22,204	\$66,403	\$112,175	\$-15,607	\$-30,165
21yr	\$44,199	\$22,981	\$67,180	\$118,344	\$-17,846	\$-33,319
22yr	\$44,199	\$23,785	\$67,984	\$124,853	\$-20,213	\$-36,656
23yr	\$44,199	\$24,617	\$68,817	\$131,720	\$-22,717	\$-40,187
24yr	\$44,199	\$25,479	\$69,678	\$138,965	\$-25,366	\$-43,921
25yr	\$44,199	\$26,371	\$70,570	\$146,608	\$-28,403	\$-47,635

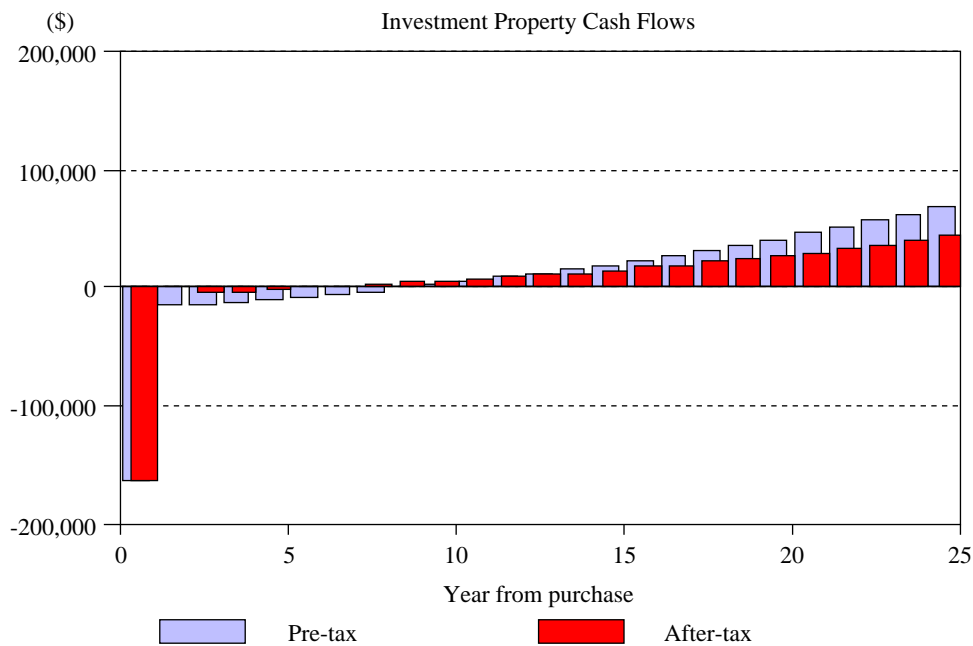
### Brightwater Duplex investment



Average contribution (10 years)



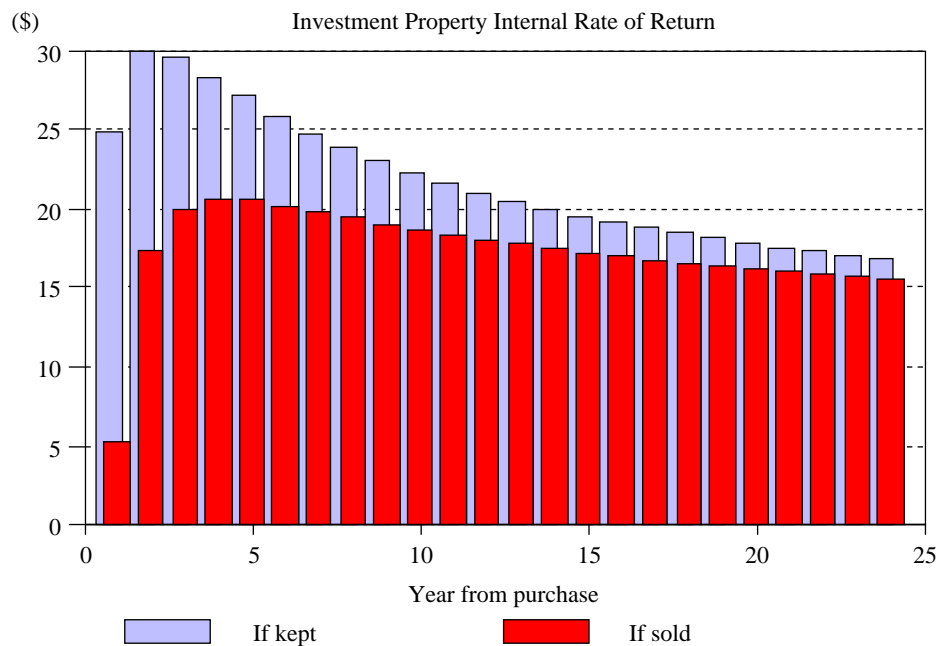
## Brightwater Duplex investment



## Cash flow projections over 25 years

Year	Rental income	Loan payments	Rental expenses	Pre-tax cash flow	Tax credit	After-tax cash flow
				\$-161,845		\$-161,845
1yr	\$40,560	\$44,199	\$11,549	\$-15,188	\$15,096	\$-92
2yr	\$42,791	\$44,199	\$11,954	\$-13,362	\$9,790	\$-3,572
3yr	\$45,144	\$44,199	\$12,372	\$-11,427	\$8,916	\$-2,511
4yr	\$47,627	\$44,199	\$12,805	\$-9,377	\$7,852	\$-1,525
5yr	\$50,247	\$44,199	\$13,253	\$-7,205	\$7,000	\$-205
6yr	\$53,010	\$44,199	\$13,717	\$-4,906	\$5,797	\$891
7yr	\$55,926	\$44,199	\$14,197	\$-2,470	\$4,735	\$2,265
8yr	\$59,002	\$44,199	\$14,694	\$109	\$4,060	\$4,169
9yr	\$62,247	\$44,199	\$15,208	\$2,840	\$3,000	\$5,840
10yr	\$65,670	\$44,199	\$15,740	\$5,731	\$1,416	\$7,147
11yr	\$69,282	\$44,199	\$16,291	\$8,792	\$76	\$8,868
12yr	\$73,093	\$44,199	\$16,862	\$12,032	\$-1,324	\$10,708
13yr	\$77,113	\$44,199	\$17,452	\$15,462	\$-2,791	\$12,671
14yr	\$81,354	\$44,199	\$18,063	\$19,093	\$-4,334	\$14,759
15yr	\$85,829	\$44,199	\$18,695	\$22,935	\$-4,873	\$18,062
16yr	\$90,549	\$44,199	\$19,349	\$27,001	\$-7,814	\$19,187
17yr	\$95,529	\$44,199	\$20,026	\$31,304	\$-9,601	\$21,703
18yr	\$100,784	\$44,199	\$20,727	\$35,857	\$-11,492	\$24,365
19yr	\$106,327	\$44,199	\$21,453	\$40,675	\$-13,491	\$27,184
20yr	\$112,175	\$44,199	\$22,204	\$45,772	\$-15,607	\$30,165
21yr	\$118,344	\$44,199	\$22,981	\$51,165	\$-17,846	\$33,319
22yr	\$124,853	\$44,199	\$23,785	\$56,869	\$-20,213	\$36,656
23yr	\$131,720	\$44,199	\$24,617	\$62,904	\$-22,717	\$40,187
24yr	\$138,965	\$44,199	\$25,479	\$69,287	\$-25,366	\$43,921
25yr	\$146,608	\$44,199	\$26,371	\$76,038	\$-28,403	\$47,635

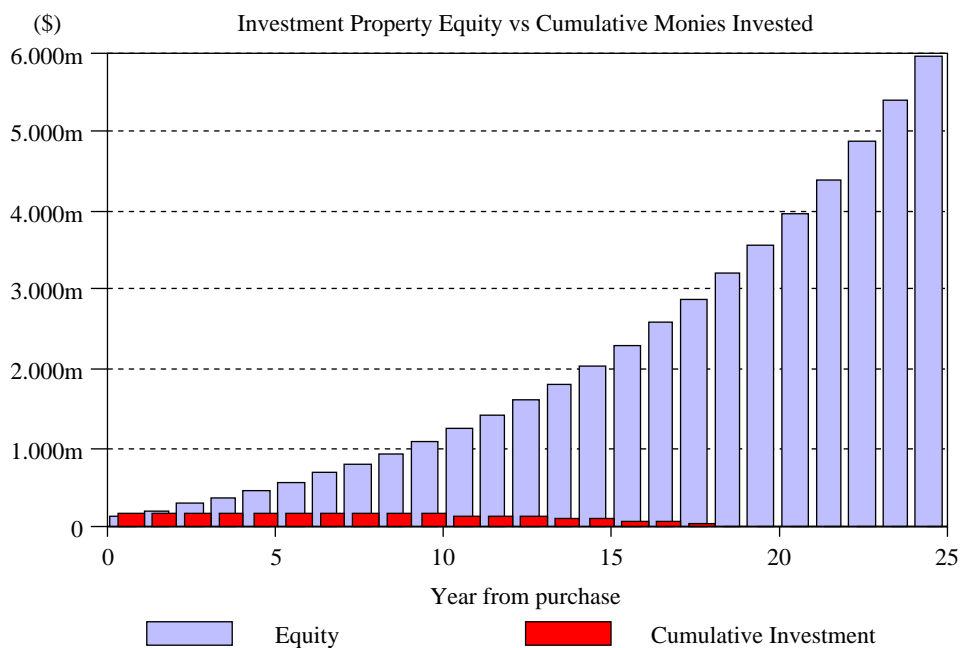
## Brightwater Duplex investment



## Projected equity and returns over 25 years

Year	After-tax cash flow	Property Retained		Property Sold		Equity (if sold)	Rate of return
		Equity	Rate of return	Selling costs	Capital Gains Tax		
	<b>-\$161,845</b>	\$135,357					
1yr	<b>-\$92</b>	\$206,132	25.0%	\$27,008	\$7,981	\$171,144	5.2%
2yr	<b>-\$3,572</b>	\$283,631	30.0%	\$29,526	\$24,062	\$230,042	17.4%
3yr	<b>-\$2,511</b>	\$368,492	29.6%	\$32,284	\$45,315	\$290,892	19.9%
4yr	<b>-\$1,525</b>	\$461,415	28.4%	\$35,304	\$67,988	\$358,122	20.5%
5yr	<b>-\$205</b>	\$563,165	27.1%	\$38,611	\$92,272	\$432,282	20.6%
6yr	\$891	\$674,582	25.9%	\$42,232	\$121,692	\$510,658	20.2%
7yr	\$2,265	\$796,583	24.8%	\$46,197	\$153,372	\$597,014	19.8%
8yr	\$4,169	\$930,175	23.8%	\$50,539	\$187,464	\$692,172	19.4%
9yr	\$5,840	\$1.076m	23.0%	\$55,293	\$223,775	\$797,389	19.0%
10yr	\$7,147	\$1.237m	22.3%	\$60,499	\$262,422	\$913,715	18.7%
11yr	\$8,868	\$1.412m	21.6%	\$66,199	\$304,435	\$1.041m	18.4%
12yr	\$10,708	\$1.604m	21.0%	\$72,441	\$350,183	\$1.181m	18.1%
13yr	\$12,671	\$1.814m	20.5%	\$79,276	\$400,030	\$1.335m	17.8%
14yr	\$14,759	\$2.045m	20.0%	\$86,761	\$454,371	\$1.504m	17.5%
15yr	\$18,062	\$2.297m	19.5%	\$94,956	\$514,116	\$1.688m	17.2%
16yr	\$19,187	\$2.573m	19.1%	\$103,930	\$578,849	\$1.890m	17.0%
17yr	\$21,703	\$2.875m	18.8%	\$113,756	\$649,356	\$2.112m	16.8%
18yr	\$24,365	\$3.206m	18.4%	\$124,516	\$726,349	\$2.356m	16.6%
19yr	\$27,184	\$3.569m	18.1%	\$136,298	\$810,444	\$2.622m	16.4%
20yr	\$30,165	\$3.966m	17.8%	\$149,199	\$902,313	\$2.914m	16.2%
21yr	\$33,319	\$4.401m	17.6%	\$163,326	\$1.003m	\$3.235m	16.0%
22yr	\$36,656	\$4.876m	17.3%	\$178,795	\$1.112m	\$3.585m	15.9%
23yr	\$40,187	\$5.398m	17.1%	\$195,733	\$1.232m	\$3.970m	15.7%
24yr	\$43,921	\$5.968m	16.9%	\$214,281	\$1.363m	\$4.391m	15.6%
25yr	\$47,635	\$6.593m	16.7%	\$234,590	\$1.506m	\$4.852m	15.4%

## Brightwater Duplex investment



## Projected total investment and equity over 25 years

Year	After-tax cash flow	Cumulative investment	Property value	Amount owing	Equity
	\$-161,845	\$161,845	\$745,000	\$609,643	\$135,357
1yr	\$-92	\$161,937	\$815,775	\$609,643	\$206,132
2yr	\$-3,572	\$165,509	\$893,274	\$609,643	\$283,631
3yr	\$-2,511	\$168,020	\$978,135	\$609,643	\$368,492
4yr	\$-1,525	\$169,545	\$1.071m	\$609,643	\$461,415
5yr	\$-205	\$169,750	\$1.173m	\$609,643	\$563,165
6yr	\$891	\$168,859	\$1.284m	\$609,643	\$674,582
7yr	\$2,265	\$166,594	\$1.406m	\$609,643	\$796,583
8yr	\$4,169	\$162,425	\$1.540m	\$609,643	\$930,175
9yr	\$5,840	\$156,586	\$1.686m	\$609,643	\$1.076m
10yr	\$7,147	\$149,439	\$1.846m	\$609,643	\$1.237m
11yr	\$8,868	\$140,571	\$2.022m	\$609,643	\$1.412m
12yr	\$10,708	\$129,863	\$2.214m	\$609,643	\$1.604m
13yr	\$12,671	\$117,192	\$2.424m	\$609,643	\$1.814m
14yr	\$14,759	\$102,433	\$2.654m	\$609,643	\$2.045m
15yr	\$18,062	\$84,371	\$2.906m	\$609,643	\$2.297m
16yr	\$19,187	\$65,184	\$3.183m	\$609,643	\$2.573m
17yr	\$21,703	\$43,481	\$3.485m	\$609,643	\$2.875m
18yr	\$24,365	\$19,116	\$3.816m	\$609,643	\$3.206m
19yr	\$27,184	\$-8,068	\$4.179m	\$609,643	\$3.569m
20yr	\$30,165	\$-38,233	\$4.576m	\$609,643	\$3.966m
21yr	\$33,319	\$-71,551	\$5.010m	\$609,643	\$4.401m
22yr	\$36,656	\$-108,208	\$5.486m	\$609,643	\$4.876m
23yr	\$40,187	\$-148,394	\$6.007m	\$609,643	\$5.398m
24yr	\$43,921	\$-192,315	\$6.578m	\$609,643	\$5.968m
25yr	\$47,635	\$-239,950	\$7.203m	\$609,643	\$6.593m