Comparison of Property Expenses

			1		2		3		4	
Monthly Financial Property Data	**< Average >**		**Property #1**		**Property #2**		**Property #3**		**Property #4**	
Income:										
Gross rental income	9,062.50		7,500.00		12,100.00		5,400.00		11,250.00	
Other income										
(A) Total gross income =>	9,062.50	100.00%	7,500.00	100.00%	12,100.00	100.00%	5,400.00	100.00%	11,250.00	100.00%
Vacancy allowance										
(B) Gross operating allowance =>	**9,062.50**	100.00%	**7,500.00**	100.00%	**12,100.00**	100.00%	**5,400.00**	100.00%	**11,250.00**	100.00%
Expenses:										
Municipal rates	325.00	3.59%	250.00	3.33%	400.00	3.31%	250.00	4.63%	400.00	3.56%
Body corporate levies	1,300.00	14.34%	1,150.00	15.33%	1,650.00	13.64%	900.00	16.67%	1,500.00	13.33%
Repairs & maintenance										
Insurance										
Property management										
Electricty										
Gas										
Internet										
Other										
Other										
(C) Total expenses =>	**1,625.00**	17.93%	**1,400.00**	18.67%	**2,050.00**	16.94%	**1,150.00**	21.30%	**1,900.00**	16.89%
Net operating income [(B) - (C)] =>	**7,437.50**	82.07%	**6,100.00**	81.33%	**10,050.00**	83.06%	**4,250.00**	78.70%	**9,350.00**	83.11%

***Note:** Compare & analyse the above property data to assess the potential of a property investment, to compare to similar properties and to ensure the information used in your feasability study is acurate
***Note:** Type data in the blue shaded cells. Input zero where expense is not applicable
***Note:** Certain expenses may be for the tenant (i.e not relevant). In this case type in a zero
***Note:** Are the advertised expenses in line with what you would expect them to be? If not be cautious an ask questions! Ask the owner / agent to explain
***Note:** Mortgage payments are not listed under expenses as it depends on your negotiation with the bank and is not useful for this excercise in the comparison of expenses

Average Property Expenses