

## Timing the Market

	Sydney	Melbourne	Brisbane
Dec 2003 to Dec 2008	-5%	34%	37%
Dec 2008 to Dec 2013	41%	34%	12%
Dec 2013 to Dec 2018	38%	38%	18%

<u>Best Case</u>	Starting Funds	Deposit	Purchase Costs
2003 to 2008 - Darwin	\$78,000	\$40,000	\$20,000
2008 to 2013 - Sydney		\$56,000	\$28,000
2013 to 2018 - Hobart		\$60,700	\$30,350
December/18			

<u>Worst Case</u>	Starting Funds	Deposit	Purchase Costs
2003 to 2008 - Sydney	\$78,000	\$40,000	\$20,000
2008 to 2013 - Hobart		\$31,800	\$15,900
2013 to 2018 - Darwin		\$28,500	\$14,250
December/18			

Buy and Sell Every 5 Years

Adelaide	Perth	Hobart	Darwin
47%	85%	42%	91%
12%	23%	11%	35%
18%	-9%	41%	-15%

Buyer Agent Fees	LMI (LVR 90%)	Dec 2003 - Purchase Price	Capital Gain/Loss Multiple
\$10,000	\$8,000	\$400,000	1.91
\$14,000	\$11,200	\$560,000	1.41
\$15,175	\$12,140	\$607,000	1.41

Buyer Agent Fees	LMI (LVR 90%)	Dec 2003 - Purchase Price	Capital Gain/Loss Multiple
\$10,000	\$8,000	\$400,000	0.95
\$7,950	\$6,360	\$318,000	1.11
\$7,125	\$5,700	\$285,000	0.85

<b>Canberra</b>
20%
20%
30%

Dec 2008 Value	Capital Gain	Selling Costs	CGT
\$764,000	\$364,000	\$22,920	\$72,243
\$789,600	\$229,600	\$23,688	\$40,030
\$855,870	\$248,870	\$25,676	\$43,390

Dec 2008 Value	Capital Gain	Selling Costs	CGT
\$380,000	(\$20,000)	\$11,400	-\$11,565
\$352,980	\$34,980	\$10,589	\$1,910
\$242,250	(\$42,750)	\$7,268	-\$14,460

<b>Funds Remaining</b>	<b>Total Capital Gain</b>
\$668,837	
\$725,882	
\$786,804	
	<b>\$386,804</b>

<b>Funds Remaining</b>	<b>Total Capital Gain</b>
\$380,165	
\$340,480	
\$249,443	
	<b>(\$150,557)</b>