



## N°5 George | 5-9 George St Blacktown – 4% RENTAL ASSURANCE

T1 is committed to be by your side through every step of your investment experience.

When you purchase your luxury apartment from T1 using AffordAssist, your property can be managed by T1 Real Estate with the following features:

- Investor's cash deposit of as little as \$20,000
- 4% gross rental assurance for 2 years
- Less 2 weeks vacancy per year
- Less 4% management fee

- Example: \$550,000 investment property
- 4% gross yield = \$22,000 per year / \$423.07 per week
- Less 2 weeks vacancy: \$846.15
- Less 4% management fee: \$880.00
- Net yield = \$20,273.85 per year / 3.68%

You can expect returns of \$1,689.47 per month / \$389.88 per week

Partnering with T1 and AffordAssist offers many advantages, one being that you can repay the balance of your Deferred Deposit Agreement (DDA) using the returns from your investment, as demonstrated in this example:

Repaying AffordAssist's DDA | Same Example: \$550,000 investment property

- Investors cash deposit \$20,000
- DDA \$46,000 interest free over 60 months / \$766.67 per month / \$176.92 per week

- Monthly DDA payments are deducted from the monthly net rental assurance
- Example: net rental assurance - \$1,689.47 per month
- less AffordAssist DDA minimum monthly payments - \$766.67
- = \$922.81 in remaining returns

For further information about investing with T1 Real Estate and AffordAssist, please Contact your agent and register for our FREE SEMINAR at the Seminar room within the Good Luck Plaza, 4 Mount St, Mount Druitt NSW 2770