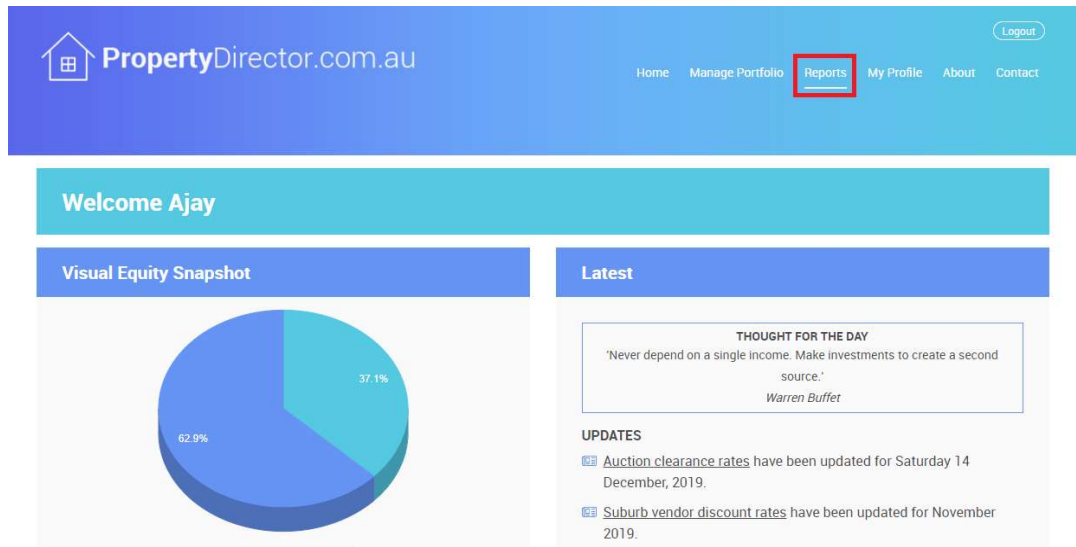


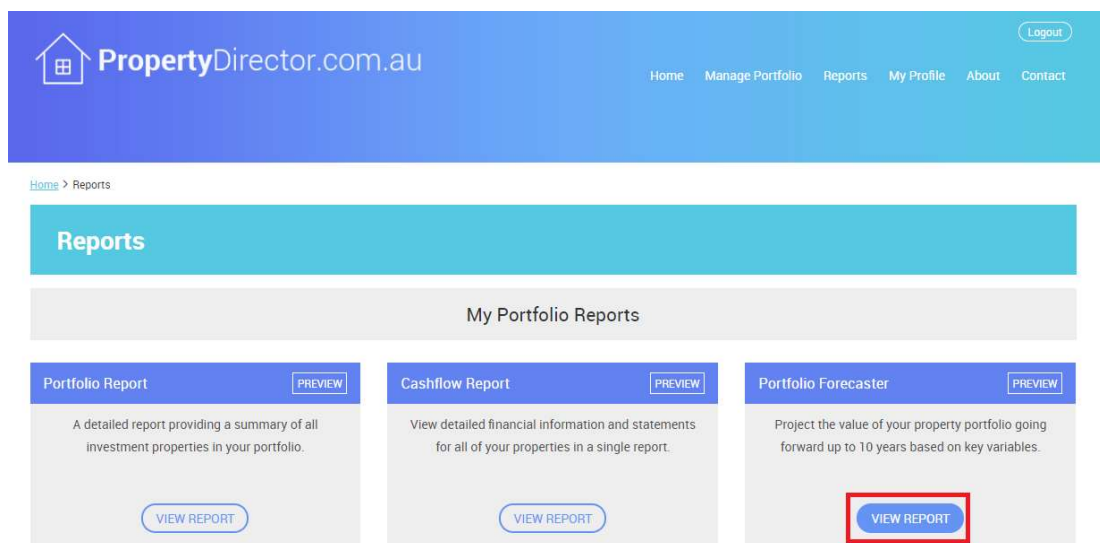
## Portfolio Forecaster

1. Click **Reports** in the top navigation area.




The screenshot shows the PropertyDirector.com.au dashboard. The top navigation bar is blue and contains the following items: Home, Manage Portfolio, Reports (highlighted with a red box), My Profile, About, and Contact. A Logout button is located in the top right corner. Below the navigation bar, there is a teal banner that says "Welcome Ajay". The main content area is divided into two columns. The left column is titled "Visual Equity Snapshot" and features a 3D pie chart with two segments: a larger blue segment representing 62.9% and a smaller teal segment representing 37.1%. The right column is titled "Latest" and contains a "THOUGHT FOR THE DAY" section with a quote by Warren Buffet: "Never depend on a single income. Make investments to create a second source." Below this is an "UPDATES" section with two items: "Auction clearance rates" updated for Saturday 14 December, 2019, and "Suburb vendor discount rates" updated for November 2019.

2. Click **VIEW REPORT** for 'Portfolio Forecaster'.



The screenshot shows the PropertyDirector.com.au Reports page. The top navigation bar is blue and contains the following items: Home, Manage Portfolio, Reports (highlighted with a red box), My Profile, About, and Contact. A Logout button is located in the top right corner. Below the navigation bar, there is a teal banner that says "Reports". Below the banner, there is a grey banner that says "My Portfolio Reports". The main content area is divided into three columns, each representing a different report type. The first column is titled "Portfolio Report" and has a "PREVIEW" button. The second column is titled "Cashflow Report" and has a "PREVIEW" button. The third column is titled "Portfolio Forecaster" and has a "PREVIEW" button. Below each report title, there is a brief description of the report. At the bottom of each report card, there is a "VIEW REPORT" button. The "VIEW REPORT" button for the "Portfolio Forecaster" report is highlighted with a red box.

3. Tick the properties you wish to forecast. Specify the forecast period, loan repayment pattern, and capital growth pattern. **TIP** – ensure that all the data for your properties has been entered correctly to ensure you get the best forecast (in particular, the ‘Current Value’, ‘Current Loan Balance’, and interest rate details for each property must be accurate). Click SUBMIT.

LogoutHome Manage Portfolio Reports My Profile About Contact

[Home](#) > [Reports](#) > Portfolio Forecaster

### Portfolio Forecaster

BACK

**Select the properties to be forecasted:**

1008/98 Gloucester Street, The Rocks NSW     22/132 Coreen Avenue, Penrith NSW     10 Sohrabi Place, Lake Munmorah NSW  
 116 Harrington Avenue, Castle Hill NSW

Forecast Period (Years)

7 Years ▼

Loan Repayment Pattern

Standard (continue current repayment pattern) ▼

Interest Rates Pattern

Steady (interest rates stay the same) ▼

Capital Growth Pattern (Annual Capital Growth)

Use last 30 years historic annual capital growth per suburb ▼

SUBMIT

- Your forecast will be presented in both a graphical and tabular manner for easy viewing. The Loan Outstanding amount is calculated automatically based on your loan type and interest rate information per property. The property values are calculated automatically based on real historical data. Your total forecasted Equity is summarised at the bottom.

