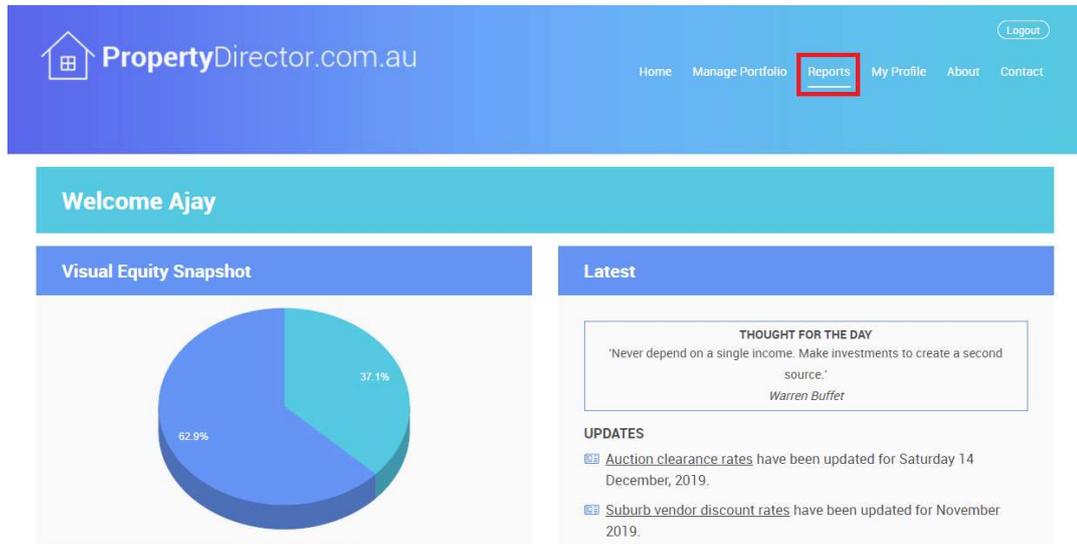


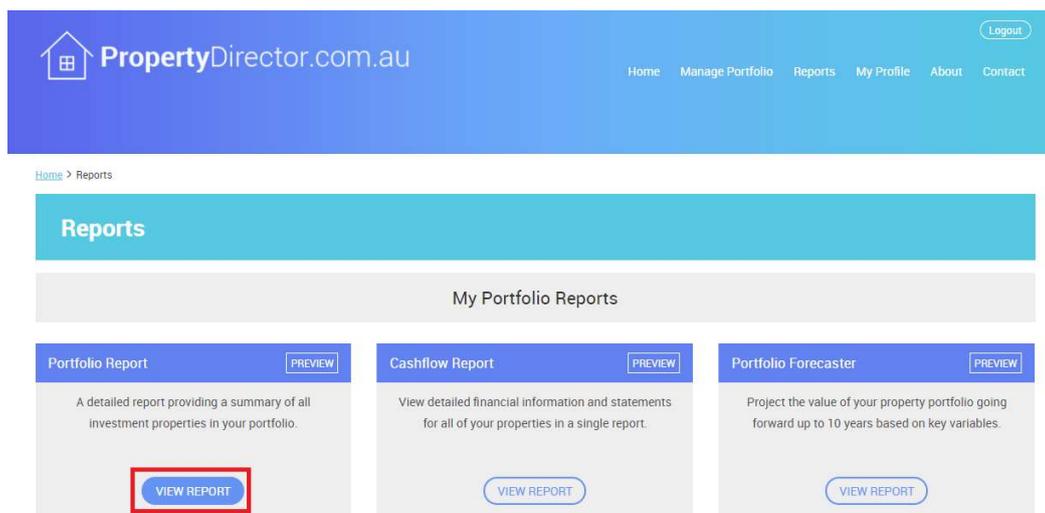
Portfolio Report

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



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, a teal banner reads "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 the 'Portfolio Report'.



The screenshot shows the PropertyDirector.com.au "Reports" page. The top navigation bar is blue and contains the following items: Home, Manage Portfolio, Reports, My Profile, About, and Contact. A Logout button is located in the top right corner. Below the navigation bar, a teal banner reads "Reports". The main content area is titled "My Portfolio Reports" and features three report cards. The first card is titled "Portfolio Report" and has a "PREVIEW" button in the top right corner. Below the title is a description: "A detailed report providing a summary of all investment properties in your portfolio." At the bottom of the card is a "VIEW REPORT" button, which is highlighted with a red box. The second card is titled "Cashflow Report" and has a "PREVIEW" button in the top right corner. Below the title is a description: "View detailed financial information and statements for all of your properties in a single report." At the bottom of the card is a "VIEW REPORT" button. The third card is titled "Portfolio Forecaster" and has a "PREVIEW" button in the top right corner. Below the title is a description: "Project the value of your property portfolio going forward up to 10 years based on key variables." At the bottom of the card is a "VIEW REPORT" button.

3. The Portfolio Report will be displayed summarising all of your properties. Simply click a property address at the top to scroll down to view the property summary. The report can be easily printed by clicking 'Print' in the top right.

Summary							
Address	Purchase Price	Current Value	Loan Outstanding	Loan Type	Interest Rate	Variable/Fixed	Rental Yield
10 Sohrabi Place, Lake Munmorah NSW	\$480,000.00	\$490,000.00	\$48,516.05 (Loan 1) \$450,221.10 (Loan 2)	Principal and Interest (Loan 1) Principal and Interest (Loan 2)	3.99% (Loan 1) 3.99% (Loan 2)	Fixed (Loan 1) Fixed (Loan 2)	4.8%
22/132 Coreen Avenue, Penrith NSW	\$380,000.00	\$490,000.00	\$395,000.00	Principal and Interest	3.99%	Fixed	5.9%
1008/98 Gloucester Street, The Rocks NSW	\$440,000.00	\$935,000.00	\$460,215.12	Principal and Interest	3.99%	Fixed	9.3%
116 Harrington Avenue, Castle Hill NSW	\$475,000.00	\$1,000,000.00	\$240,000.00 (Loan 1) \$240,000.00 (Loan 2)	Interest-Only (Loan 1) Interest-Only (Loan 2)	5.02% (Loan 1) 5.02% (Loan 2)	Variable (Loan 1) Variable (Loan 2)	7.3%
Total	\$1,775,000.00	\$2,915,000.00	\$1,833,952.00				

House
Purchased January 2018
10 Sohrabi Place, Lake Munmorah NSW

General

Purchase Price: \$480,000.00 🏠 Equity: \$-8,737.00

Current Value: \$490,000.00 📅 Weekly Rent: \$446.15 p/w

🏠 Interior (sqm): 🛏 Beds: 4

🌳 Land (sqm): 407 🛁 Baths: 2

🚗 Car Spaces: 1

Floor Plan:

Mortgage (Loan 1)

Original Loan: \$51,000.00

Current Loan Balance: \$48,516.05

Interest Rate: 3.99%

Bank: St George

Mortgage (Loan 2)

Original Loan: \$466,000.00

Current Loan Balance: \$450,221.10

Interest Rate: 3.99%

Bank: St George