

WHY PAY RENT ??



How much could my Monthly Loan Repayments be?



4 Hammond Place, Warrnambool

On offer this great affordable industrial shed in a fantastic spot within the industrial area. Suitable for tradies, investors, anyone wanting to store stock, mechanics or anyone looking for space. Why pay rent when you can be paying off your own little nest egg.

Featuring:

- Site area – 2200 sq mtrs
- Building footprint – 288 sq mtrs
- Office footprint – 100 sq mtrs
- Pit 18 mtrs long
- 3 phase power
- Show room
- Kitchenette
- Toilets x 2
- Phone system
- Air conditioning x 2
- Plenty of parking
- Suitable for semi trailers
- Enclosed fully fenced
- Pretty damn good!

Monthly Interest Only Loan Repayments						
Loan Size	\$380K	\$410K	\$440K	\$470K	\$500K	\$530K
5.50%pa	\$1,742	\$1,879	\$2,017	\$2,154	\$2,292	\$2,429
6.00%pa	\$1,900	\$2,050	\$2,200	\$2,350	\$2,500	\$2,650
6.50%pa	\$2,058	\$2,221	\$2,383	\$2,546	\$2,708	\$2,871
7.00%pa	\$2,217	\$2,392	\$2,567	\$2,742	\$2,917	\$3,092
7.50%pa	\$2,375	\$2,563	\$2,750	\$2,938	\$3,125	\$3,313
8.00%pa	\$2,533	\$2,733	\$2,933	\$3,133	\$3,333	\$3,533

The information is provided as a guide to assist in understanding the mortgage payments with a property purchase or refinance. Other monthly/annual charges may apply but are not included above. No allowance has been made for the fees associated with the purchase of the property, such as Stamp Duty, Legal Fees, LMI etc.

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*This document does not contain advice. The information contained in this document is of a general nature only and does not take into account your particular objectives, financial situation or needs. All figures shown are estimates only, calculated using the rate and term shown. Different amounts (of loan) and different terms will result in different comparison rates, and other fees or waivers may also affect the cost of the loan. To view a comparison rate schedule, contact your local Homeloans Accredited Mortgage Consultant. This information is not to be used or relied upon (nor substituted for) financial advice. No warranty is given in respect of this information and Homeloans, its associated companies, agents or employees will not be liable in any way with respect to decisions or actions taken by you having regard to this information. Maurice Graham is a credit representative (CR No. 422678) of Homeloans Ltd (Australian Credit Licence No. 247829).

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