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## Rental Return Calculator

|            | \$300 | \$325 | \$350 | \$375 | \$400 | \$425 | \$450 | \$475 | \$500 | \$525 | \$550 | \$575 | \$600 | \$625 | \$650 | \$675 | \$700 | \$725 | \$750 |
|------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| \$ 300,000 | 5.2%  | 5.6%  | 6.1%  | 6.5%  | 6.9%  | 7.4%  | 7.8%  | 8.2%  | 8.7%  | 9.1%  | 9.5%  | 10.0% | 10.4% | 10.8% | 11.3% | 11.7% | 12.1% | 12.6% | 13.0% |
| \$ 325,000 | 4.8%  | 5.2%  | 5.6%  | 6.0%  | 6.4%  | 6.8%  | 7.2%  | 7.6%  | 8.0%  | 8.4%  | 8.8%  | 9.2%  | 9.6%  | 10.0% | 10.4% | 10.8% | 11.2% | 11.6% | 12.0% |
| \$ 350,000 | 4.5%  | 4.8%  | 5.2%  | 5.6%  | 5.9%  | 6.3%  | 6.7%  | 7.1%  | 7.4%  | 7.8%  | 8.2%  | 8.5%  | 8.9%  | 9.3%  | 9.7%  | 10.0% | 10.4% | 10.8% | 11.1% |
| \$ 375,000 | 4.5%  | 4.8%  | 5.2%  | 5.6%  | 5.9%  | 6.3%  | 6.7%  | 7.1%  | 7.4%  | 7.8%  | 8.2%  | 8.5%  | 8.9%  | 9.3%  | 9.7%  | 10.0% | 10.4% | 10.8% | 11.1% |
| \$ 400,000 | 3.9%  | 4.2%  | 4.6%  | 4.9%  | 5.2%  | 5.5%  | 5.9%  | 6.2%  | 6.5%  | 6.8%  | 7.2%  | 7.5%  | 7.8%  | 8.1%  | 8.5%  | 8.8%  | 9.1%  | 9.4%  | 9.8%  |
| \$ 425,000 | 3.7%  | 4.0%  | 4.3%  | 4.6%  | 4.9%  | 5.2%  | 5.5%  | 5.8%  | 6.1%  | 6.4%  | 6.7%  | 7.0%  | 7.3%  | 7.6%  | 8.0%  | 8.3%  | 8.6%  | 8.9%  | 9.2%  |
| \$ 450,000 | 3.5%  | 3.8%  | 4.0%  | 4.3%  | 4.6%  | 4.9%  | 5.2%  | 5.5%  | 5.8%  | 6.1%  | 6.4%  | 6.6%  | 6.9%  | 7.2%  | 7.5%  | 7.8%  | 8.1%  | 8.4%  | 8.7%  |
| \$ 475,000 | 3.3%  | 3.6%  | 3.8%  | 4.1%  | 4.4%  | 4.7%  | 4.9%  | 5.2%  | 5.5%  | 5.7%  | 6.0%  | 6.3%  | 6.6%  | 6.8%  | 7.1%  | 7.4%  | 7.7%  | 7.9%  | 8.2%  |
| \$ 500,000 | 3.1%  | 3.4%  | 3.6%  | 3.9%  | 4.2%  | 4.4%  | 4.7%  | 4.9%  | 5.2%  | 5.5%  | 5.7%  | 6.0%  | 6.2%  | 6.5%  | 6.8%  | 7.0%  | 7.3%  | 7.5%  | 7.8%  |
| \$ 525,000 | 3.0%  | 3.2%  | 3.5%  | 3.7%  | 3.7%  | 4.0%  | 4.2%  | 4.7%  | 5.0%  | 5.2%  | 5.4%  | 5.7%  | 5.9%  | 6.2%  | 6.4%  | 6.7%  | 6.9%  | 7.2%  | 7.4%  |
| \$ 550,000 | 2.8%  | 3.1%  | 3.3%  | 3.5%  | 3.5%  | 3.8%  | 4.0%  | 4.5%  | 4.7%  | 5.0%  | 5.2%  | 5.4%  | 5.7%  | 5.9%  | 6.1%  | 6.4%  | 6.6%  | 6.9%  | 7.1%  |
| \$ 575,000 | 2.7%  | 2.9%  | 3.2%  | 3.4%  | 3.4%  | 3.6%  | 3.8%  | 4.3%  | 4.5%  | 4.7%  | 5.0%  | 5.2%  | 5.4%  | 5.7%  | 5.9%  | 6.1%  | 6.3%  | 6.6%  | 6.8%  |
| \$ 600,000 | 2.6%  | 2.8%  | 3.0%  | 3.3%  | 3.3%  | 3.5%  | 3.7%  | 4.1%  | 4.3%  | 4.6%  | 4.8%  | 5.0%  | 5.2%  | 5.4%  | 5.6%  | 5.9%  | 6.1%  | 6.3%  | 6.5%  |
| \$ 625,000 | 2.5%  | 2.7%  | 2.9%  | 3.1%  | 3.1%  | 3.3%  | 3.5%  | 4.0%  | 4.2%  | 4.4%  | 4.6%  | 4.8%  | 5.0%  | 5.2%  | 5.4%  | 5.6%  | 5.8%  | 6.0%  | 6.2%  |
| \$ 650,000 | 2.4%  | 2.6%  | 2.8%  | 3.0%  | 3.0%  | 3.2%  | 3.4%  | 3.8%  | 4.0%  | 4.2%  | 4.4%  | 4.6%  | 4.8%  | 5.0%  | 5.2%  | 5.4%  | 5.6%  | 5.8%  | 6.0%  |
| \$ 675,000 | 2.3%  | 2.5%  | 2.7%  | 2.9%  | 2.9%  | 3.1%  | 3.3%  | 3.7%  | 3.9%  | 4.0%  | 4.2%  | 4.4%  | 4.6%  | 4.8%  | 5.0%  | 5.2%  | 5.4%  | 5.6%  | 5.8%  |
| \$ 700,000 | 2.2%  | 2.4%  | 2.6%  | 2.8%  | 2.8%  | 3.0%  | 3.2%  | 3.5%  | 3.7%  | 3.9%  | 4.1%  | 4.3%  | 4.5%  | 4.6%  | 4.8%  | 5.0%  | 5.2%  | 5.4%  | 5.6%  |
| \$ 725,000 | 2.2%  | 2.3%  | 2.5%  | 2.7%  | 2.7%  | 2.9%  | 3.0%  | 3.4%  | 3.6%  | 3.8%  | 3.9%  | 4.1%  | 4.3%  | 4.5%  | 4.7%  | 4.8%  | 5.0%  | 5.2%  | 5.4%  |
| \$ 750,000 | 2.1%  | 2.3%  | 2.4%  | 2.6%  | 2.6%  | 2.8%  | 2.9%  | 3.3%  | 3.5%  | 3.6%  | 3.8%  | 4.0%  | 4.2%  | 4.3%  | 4.5%  | 4.7%  | 4.9%  | 5.0%  | 5.2%  |
| \$ 775,000 | 2.0%  | 2.2%  | 2.3%  | 2.5%  | 2.5%  | 2.7%  | 2.9%  | 3.2%  | 3.4%  | 3.5%  | 3.7%  | 3.9%  | 4.0%  | 4.2%  | 4.4%  | 4.5%  | 4.7%  | 4.9%  | 5.0%  |
| \$ 800,000 | 2.0%  | 2.1%  | 2.3%  | 2.4%  | 2.4%  | 2.6%  | 2.8%  | 3.1%  | 3.3%  | 3.4%  | 3.6%  | 3.7%  | 3.9%  | 4.1%  | 4.2%  | 4.4%  | 4.6%  | 4.7%  | 4.9%  |
| \$ 825,000 | 1.9%  | 2.0%  | 2.2%  | 2.4%  | 2.4%  | 2.5%  | 2.7%  | 3.0%  | 3.2%  | 3.3%  | 3.5%  | 3.6%  | 3.8%  | 3.9%  | 4.1%  | 4.3%  | 4.4%  | 4.6%  | 4.7%  |
| \$ 850,000 | 1.8%  | 2.0%  | 2.1%  | 2.3%  | 2.3%  | 2.4%  | 2.6%  | 2.9%  | 3.1%  | 3.2%  | 3.4%  | 3.5%  | 3.7%  | 3.8%  | 4.0%  | 4.1%  | 4.3%  | 4.4%  | 4.6%  |
| \$ 875,000 | 1.8%  | 1.9%  | 2.1%  | 2.2%  | 2.2%  | 2.4%  | 2.5%  | 2.8%  | 3.0%  | 3.1%  | 3.3%  | 3.4%  | 3.6%  | 3.7%  | 3.9%  | 4.0%  | 4.2%  | 4.3%  | 4.5%  |
| \$ 900,000 | 1.7%  | 1.9%  | 2.0%  | 2.2%  | 2.2%  | 2.3%  | 2.5%  | 2.7%  | 2.9%  | 3.0%  | 3.2%  | 3.3%  | 3.5%  | 3.6%  | 3.8%  | 3.9%  | 4.0%  | 4.2%  | 4.3%  |
| \$ 925,000 | 1.7%  | 1.8%  | 2.0%  | 2.1%  | 2.1%  | 2.2%  | 2.4%  | 2.7%  | 2.8%  | 3.0%  | 3.1%  | 3.2%  | 3.4%  | 3.5%  | 3.7%  | 3.8%  | 3.9%  | 4.1%  | 4.2%  |
| \$ 950,000 | 1.6%  | 1.8%  | 1.9%  | 2.1%  | 2.1%  | 2.2%  | 2.3%  | 2.6%  | 2.7%  | 2.9%  | 3.0%  | 3.1%  | 3.3%  | 3.4%  | 3.6%  | 3.7%  | 3.8%  | 4.0%  | 4.1%  |
| \$ 975,000 | 1.6%  | 1.7%  | 1.9%  | 2.0%  | 2.0%  | 2.1%  | 2.3%  | 2.5%  | 2.7%  | 2.8%  | 2.9%  | 3.1%  | 3.2%  | 3.3%  | 3.5%  | 3.6%  | 3.7%  | 3.9%  | 4.0%  |

**Work out what your rental return is easily using this table**

Example: If your property value is \$550,000 and your rental income from that property is \$525 your rent return is 5%

**According to the ABS and experts such as Matusik, the rent return for capital city houses is 2.8% for houses; 3.5% for apartments. Asset Economics is of the opinion that you should be nearly 50% higher than this! This means you need to work hard to get the price down. This Rental Return Calculator will help you do that. We do not recommend investment properties that are below the 4.5% to 5.5% range.**