

Starting Position Report

Starting Position

Bob Potts and Jan Potts

Disclosure Statement

This software is not intended to offer, or be a substitute for, financial advice. Its purpose is to provide a dynamic mathematical model that shows the cause and effect of various financial transactions which are based on the information provided by you and assumptions about future values. Where this report has been generated by a Financial Adviser, they will have taken into consideration the most appropriate advice for your personal financial situation.

Default assumptions used for returns on investments are based on the approximate average returns in Australia for the twenty (20) years from the year 2000. In the case of the capital growth for Shares and Real Estate, the software has used the average Capital Growth for both asset classes. The aim is to not give an advantage of one class over the other, because, over the very long term, the rates are likely to be fairly similar. In relation to Interest Rates on Loans, the average Variable Standard Home Loan rate has been used for both home and investment property loans. A margin of 1% has been added to Margin Loans for Shares, and a margin of 3% added to Personal Loans. Gross Rent is increased at the rate of Inflation. Actual Rents may not rise in value at the same rate as Inflation.

Please ensure the information that you provide is complete and accurate, otherwise, the projections may not be accurate. Before acting on the information consider the appropriateness of it having regard to your objectives, financial situation, and needs.

All assumptions made and forecasts produced using this software are based on past performance. Past performance is not a reliable indicator of future performance.

You should not rely solely on this software for the purpose of making a decision in relation to any financial product and you should consider obtaining advice from a financial services licensee before making any financial decision.

Good Advice
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Brisbane QLD 4000

Australian Financial Services Licence (AFSL) No: xxxx xxxx xxxxx

Net Worth

At the start of your plan, based on the assumptions you have made, you will have Net Investments (including Retirement Accounts) of \$920,000 and Net Personal Assets of \$565,000.

The following table shows the breakdown of these funds, including each asset's associated liability where applicable. (Note that if you have an SMSF or Annuity, these are not included.)

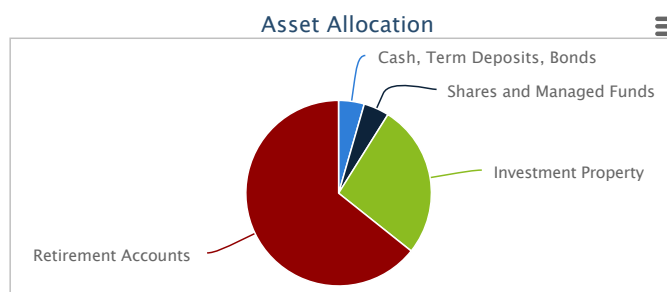
	Assets	Liabilities	Net Value
Cash, Term Deposits, Bonds	\$50,000	\$0	\$50,000
Shares and Managed Funds	\$50,000	\$0	\$50,000
Investment Property	\$300,000	\$200,000	\$100,000
Retirement Accounts	\$720,000	\$0	\$720,000
Total	\$1,120,000	\$200,000	\$920,000
Home	\$500,000	\$20,000	\$480,000
Other Personal	\$90,000	\$5,000	\$85,000
Total	\$590,000	\$25,000	\$565,000
TOTAL NET WORTH			\$1,485,000

Asset Allocation

Your investment profile at the start of your plan is Aggressive, with the largest portion of your assets in Retirement Accounts.

The breakdown of your assets is shown in the table and pie chart below.

	Total Value
Investment Profile	Aggressive
Cash, Term Deposits, Bonds	4.46%
Shares and Managed Funds	4.46%
Investment Property	26.79%
Retirement Accounts	64.29%



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Assets

Non-Retirement Assets	Bob	Jan	Total	\$400,000
Bank Account	\$15,000	\$15,000	\$30,000	
Investment Property 1 (Bob)	\$300,000	\$0	\$300,000	
Emergency Cash (Joint)	\$10,000	\$10,000	\$20,000	
Jan's Shares (Jan)	\$0	\$50,000	\$50,000	
Home	Bob	Jan	Total	\$500,000
Home 1 (Joint)	\$250,000	\$250,000	\$500,000	
Personal Assets	Bob	Jan	Total	\$90,000
Bob's Car (Bob)	\$20,000	\$0	\$20,000	
Jan's Car (Jan)	\$0	\$15,000	\$15,000	
Caravan (Joint)	\$20,000	\$20,000	\$40,000	
Furniture and Fittings (Joint)	\$7,500	\$7,500	\$15,000	
Retirement Accounts	Bob	Jan	Total	\$720,000
Bob's Super (Bob)	\$400,000	\$0	\$400,000	
Jan's Super (Jan)	\$0	\$300,000	\$300,000	
Bob's Old Super (Bob)	\$20,000	\$0	\$20,000	

Liabilities

Investment Loans	Bob	Jan	Total	\$200,000
Bank Overdraft	\$0	\$0	\$0	
Investment Property 1 [Loan] (Bob)	\$200,000	\$0	\$200,000	
Home Loans	Bob	Jan	Total	\$20,000
Home 1 [Loan] (Joint)	\$10,000	\$10,000	\$20,000	
Personal Loans	Bob	Jan	Total	\$5,000
Car Loan (Bob)	\$5,000	\$0	\$5,000	

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Salaries and Expenses allocated in the Starting Position

Salary	Bob	Jan	Total	\$300,000
Jan's Salary (Jan)	\$0	\$140,000	\$140,000	
Bob's Salary (Bob)	\$160,000	\$0	\$160,000	
Living Expenses				\$60,000
Commitments			\$0	
Home			\$11,000	
Utilities			\$5,000	
Education			\$0	
Health			\$7,400	
Shopping			\$17,000	
Transport			\$10,000	
Entertainment			\$9,600	
Other			\$0	
Miscellaneous			\$0	
Insurance	Bob	Jan	Total	\$1,000
ABC Life (Bob)	\$1,000	\$0	\$1,000	
Salary Allocation to Investment Plan				\$40,007
Loan Expenses (Home & Investment Loans less Rent)			\$7,607	
Additional Payments for Home & Investment Loans			\$2,400	
Other Investments			\$30,000	
Unallocated Funds (including Tax Liability)				\$198,993

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Milestones & Goals

Description	Year of Event
Buying a car \$20K (Jan)	2018
(Bob)	2021
(Bob)	2021
Be debt free (Bob)	2021

Insurance

Bob Potts				
Description	Type	Value	Cost	Payment
ABC Life	Life Insurance (Death & TPD)	\$200,000	\$1,000	Superannuation

Loans & Credit Cards

Description	Type	Lender	Interest Rate	Length	Bob	Jan	Amount
Investment Property 1 [Loan] (Bob)	Principal and Interest	NAB	6.74%	20 Years	\$200,000	\$0	\$200,000
Home 1 [Loan] (Joint)	Principal and Interest	NAB	6.74%	15 Years	\$10,000	\$10,000	\$20,000
Car Loan (Bob)	Principal and Interest	NAB	10.00%	2 Years	\$5,000	\$0	\$5,000

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About Me and My Family

Family

My wife and I were both born in 1970, are currently 50-years old.

We have two adult children and 3 grandchildren.

Peter (Born 1995) married with 2 children

Judy (Born 1993) married with 1 child

Employment

We are both employed in fairly secure positions

Health

We are both in good health and non-smokers

Estate Planning

We both have Wills and Enduring Power of Attorney. All documents are held with our solicitor (Jackson Lawyers)

Investment Experience

We are not very experienced investors but have started reading some books on the subject.

We are not sure what 4 (Risk/Return) & 5 (Debt Servicing Ratio) mean.

We would love to join any Financial Literacy Program you may have.

Investment Risk Profile

We would not consider ourselves risk-takers, but we do want to be involved in the management of our investments.

Our preferred investment would be in (3) a High Growth Fund. However, we would like to keep the investment property we currently own.

Your Objectives for the Next 5 Years

1. Start an Investment Plan that will provide an income of \$150,000 in retirement.
2. Ensure we can upgrade our home in 6-years
3. Ensure we can complete a renovation on our Investment Property in 10-years

Advice You Require

We would like to know if we are on track to be self-funded retirees

We would like you to review our plan and make recommendations as you see fit.