

RE: Adrian's arrival

From: [REDACTED]
To: AA and WJ BRAUER [REDACTED]
Date: Wed, 22 Jul 2009 15:43:51 +1000

Wendy,

Expect to see Adrian tomorrow morning (Thurs) on his way to Brisbane to fly out. Did a few quick figures with regard to income and loan serviceability.

Existing limits of \$1,200,000 plus increase of \$3,000,000.

New total limit of \$4,200,000

- \$350k fixed at 7.05% for 5 years - \$26,250 interest/yr
- \$133k fixed at 5.45% until March 2010 - will just call this variable due to the expiry date
- Rest all on variable

\$3,850,000 @ current variable rate of 5.8% = \$223,300 + \$26,250 = total interest amount of \$249,550 on current interest rates.

To allow for interest rate increases if we utilise an all up interest rate of 7.5% on the total loan limit, this would make an interest amount of \$315,000/yr.

INCOME

Simmons - \$200k

Campbell - \$170k Total income \$370k/yr.

Only expense are rates, insurance and water so there is potential to allow for capital expenditure on regrowth control etc each year.

These figures also don't take into consideration that (I think) the \$200k loan is serviced from rental income and not the rural enterprise. If this is the case then that's an additional \$15k.

You currently have available;

FMD - \$147k ??

\$1.0m loan - \$260k undrawn

\$200k loan - \$67 undrawn

Stamp duty will probably be around \$120k and not sure what amount the vendor will want

as a deposit as yet but you should be able to handle this from current available funds.

Could you let me know as soon as convenient please if you intend to structure a new loan in the trust name and if this will also include the small \$200k loan or if this remain separate in the joint names.

I'll try to remember to give a copy of this email to Adrian tomorrow and will also give him an application form so you can both sign and send back. Stewart Green can then look after the mortgage docs etc.

Hope all is well

Regards

[REDACTED]

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Please consider the environment before printing this email

From: AA and WJ BRAUER [REDACTED]
Sent: Tuesday, 7 July 2009 1:14 PM
To: Marina Wright; [REDACTED]
Subject: Adrian's arrival

Marina, Paul and [REDACTED]

Adrian is planning on arriving in Brisbane on the morning of the 15 July. Will let you know exact times soon.

Thanks for everything.
Wendy

Adrian and Wendy Brauer

[REDACTED]