

Question #11

The exclusive right-to-sell listing means that the owner can sell the property and does not have to pay the commission to the agent.

- a. True
- b. False

Question #12

The company acquired a property for \$600,000. The building costs are 70% of the value and the balance is land. What is the capital cost allowance for Year 2 if the capital cost allowance is 20% declining balance method; half-year rules applies and put-in-use in effect (new rules)?.

- a. \$108,000
- b. \$67,200
- c. \$84,000
- d. \$75,600

Question #13

Use the information below to answer the following question.

Asking price \$600,000

Property sold for 95% of asking price

Loan-to-value ratio (LVR) of 85%

Interest rate (nominal) per annum is 7.50% per annum compounded semi-annually

Mortgage payment paid annually

Term of loan 15 years

What is the mortgage payment per annum?

- a. \$55,368
- b. \$66,292
- c. \$56,054
- d. \$56,521