



Disability Homes Investments

Strong Yields with the Power to Change Lives



123 Carlow Ln, Middle Ridge , Toowoomba



High Yield SDA Home
3 Bed plus carer apartment

\$765,259 House & Land 493 m2

App Net Income: \$97,307pa.

12.71% Net Yield

**Note: Incomes & projected yields are subject to
occupancy & type of participants housed**

DESCRIPTION

All Platinum Plus Houses come standard with;
On-site Overnight Accommodation in a self
contained unit for 24hr support; premium
ceiling rails; extra large bedrooms with
kitchenette and ensuite, solar and battery
backup power supply; fully automated doors,
windows, blinds, air-conditioning, entertainment
systems and communication.

BEDROOMS 3 PLUS CARER

LAND 493 M2

BUILT 243 M2

PRICE \$765,259

Design elements required to meet accessibility
standards have been re-imagined so that their
intended purpose can be mistaken for an
aesthetic rather than functional design choice.
Public Transport: Buses, minutes to the CBD.
Shops restaurants , cafes & Hospital just mins
away by car.

1 : 100



Income

SDA/building	\$111,992
Participant contribution	\$20,460
Total income	\$132,452
Gross yield	17.3 %

Expenses

Property Management fee 8%	\$10,596
Compliance fee 2%	\$2,649
104 hrs support (Gift to SIL)	\$16,500
Yard maintenance	\$1,200
Rates	\$3,000
Insurance	\$1,200
Total expenses	\$35,145

Net income	\$97,307
Net yield	12.71%

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