



# Disability Homes Investments

Strong Yields with the Power to Change Lives



Lot 46 Coventry Lane, Hamlyn Terrace, Central Coast



High Yield SDA Home

3 Bed plus carer apartment

\$885,500

House & Land 412m<sup>2</sup>

App Net Income: \$104,976 pa.

App 12% 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 412 M2**

**BUILT 226 M2**

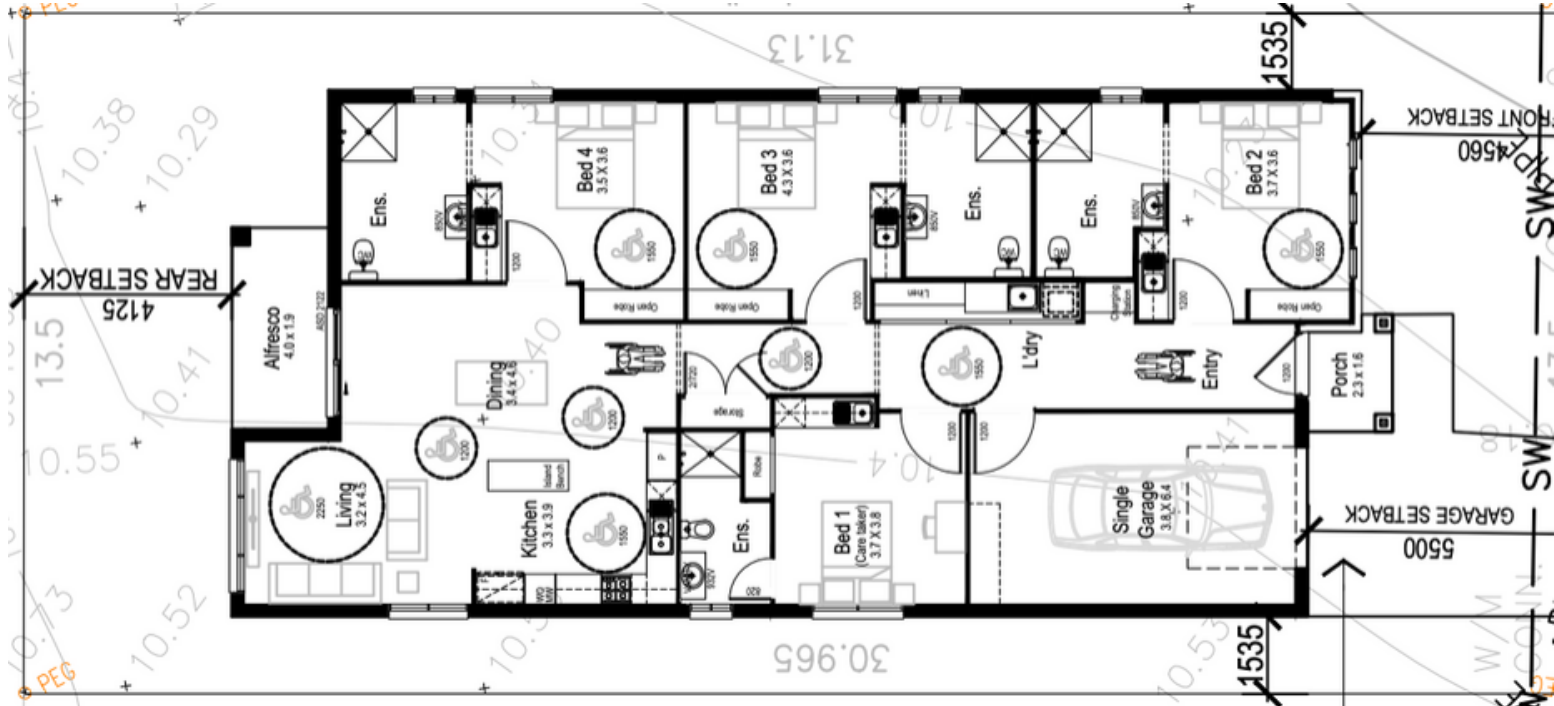
**PRICE \$885,400**

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 Shops restaurants , cafes & Hospital just mins away by car.



# Plan



## Income

SDA/building	\$120,513
Participant contribution	\$20,460
Total income	\$140,973
Gross yield	15.94%

## Expenses

Property Management fee 8%	\$10,596
Compliance fee 2%	\$2,819
104 hrs support (Gift to SIL)	\$16,500
Yard maintenance	\$1,200
Rates	\$3,000
Insurance	\$1,200
Total expenses	\$35,997

Net income	\$104,976
Net yield	12%

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



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