



Disability Homes Investments

Strong Yields with the Power to Change Lives



Lot 4 Garland Road, Cessnock NSW 2325

SMSF Ready

High Yield SDA Home

3 Bed plus carer apartment

\$789,400 House & Land 610 m2

App Net Income: \$102,785pa.

13.02 % 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 610 M2

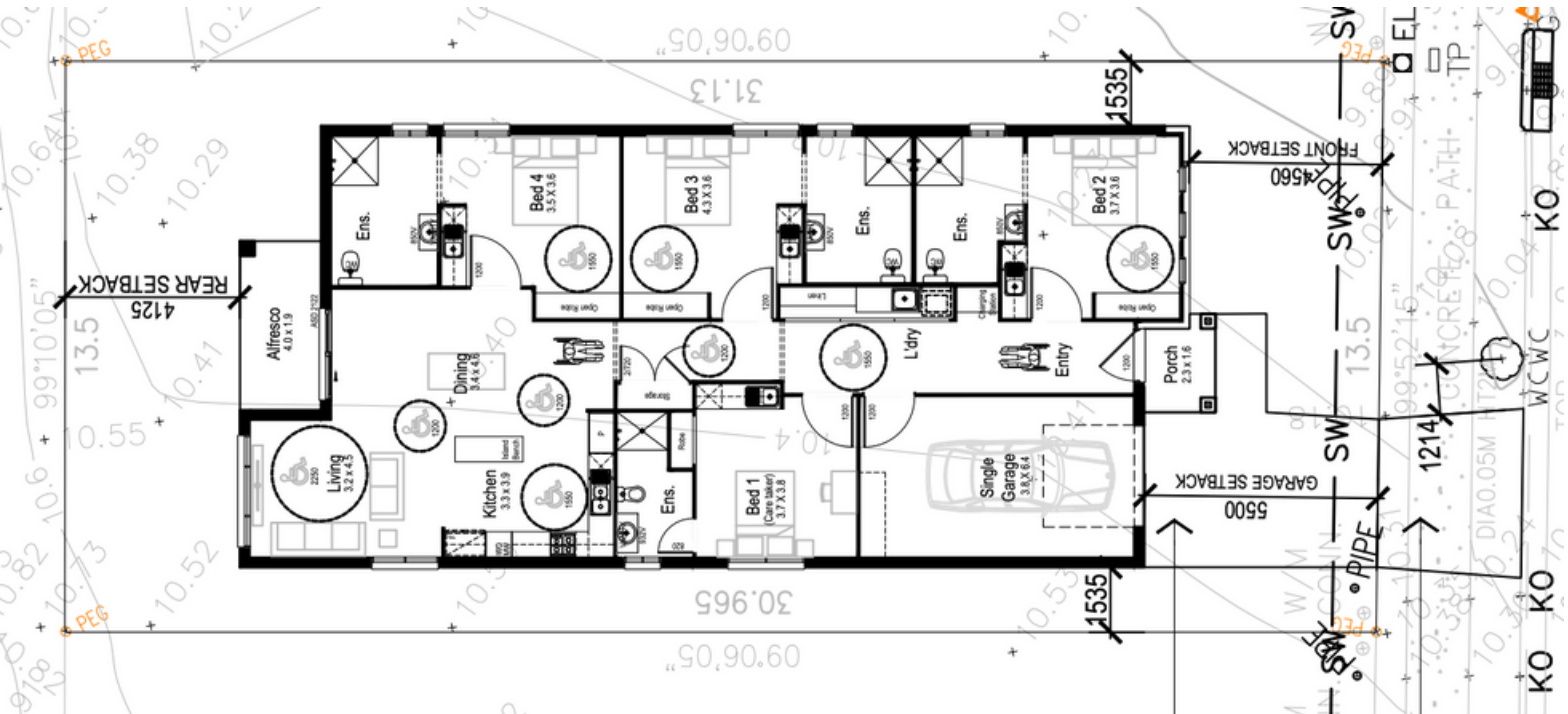
BUILT 225 M2

PRICE \$789,400

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	\$118,079
Participant contribution	\$20,460
Total income	\$138,539
App Gross yield	17.54%

Expenses

Property Management fee 8%	\$11,083
Compliance fee 2%	\$2,771
104 hrs support (Gift to SIL)	\$16,500
Yard maintenance	\$1,200
Rates	\$3,000
Insurance	\$1,200
Total expenses	\$35,754

Net income	\$102,785
App Net yield	13.27%

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