



Disability Homes Investments

Strong Yields with the Power to Change Lives



Lot 40, Ralston St, Logan Reserve QLD 4133

SMSF Ready

High Yield SDA Home

2 Bed plus carer apartment

\$747,800 House & Land 435 m2

App Net Income: \$67,895 pa.

9 % 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 2 PLUS CARER

LAND 747 M2

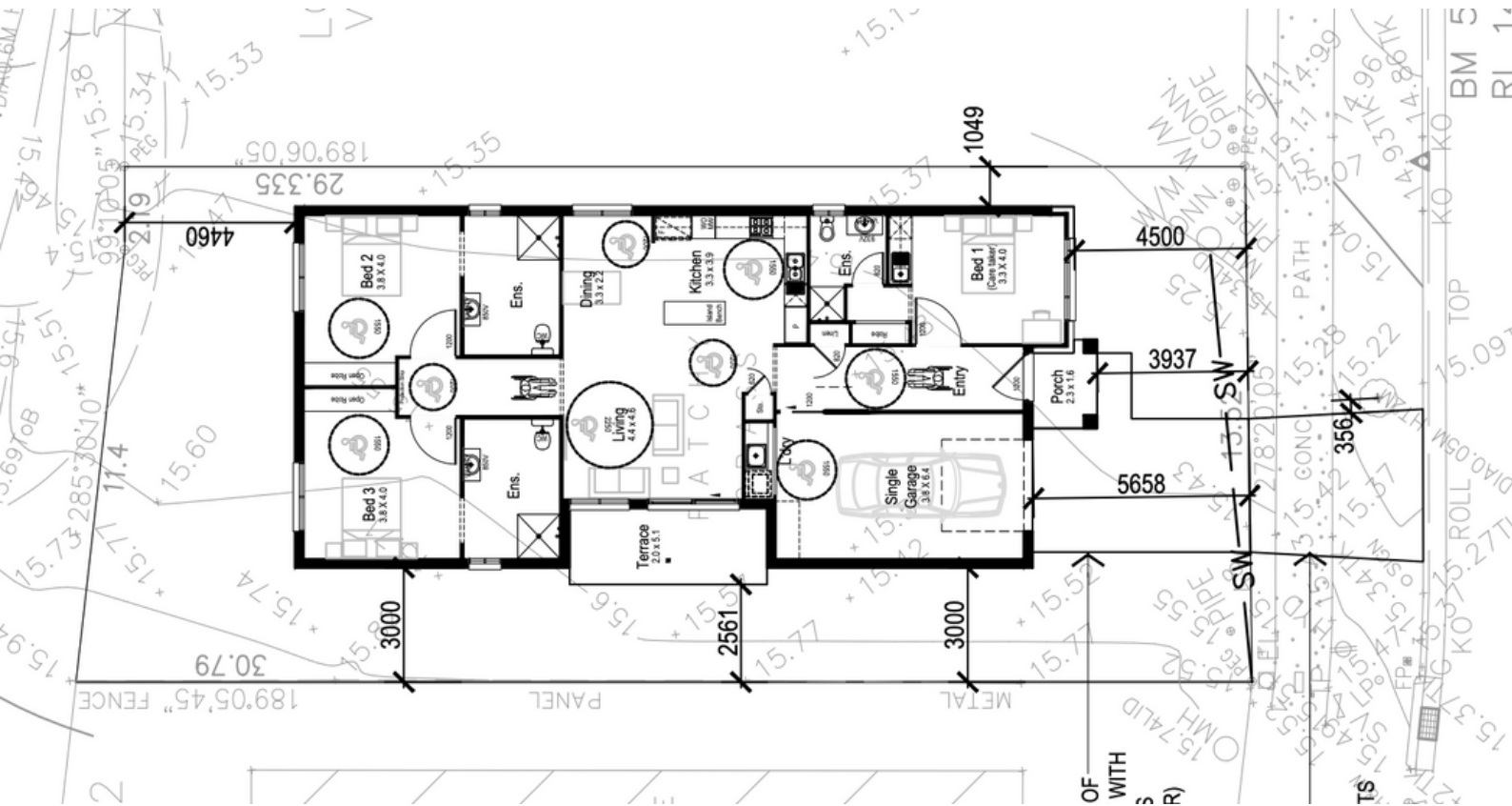
BUILT 192 M2

PRICE \$747,800

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	\$80,120
Participant contribution	\$13,640
Total income	\$93,760
App Gross yield	12.5 %

Expenses

Property Management fee 8%	\$7,500
Compliance fee 2%	\$1,875
104 hrs support (Gift to SIL)	\$11,000
Yard maintenance	\$1,200
Rates	\$3,000
Insurance	\$1,200
Total expenses	\$25,776

Net income	\$67,985
App Net yield	9 %

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Tel: 0492 863075