



# Disability Homes Investments

Strong Yields with the Power to Change Lives



Lot 10, 32 Shailer Rd Shailer Park.QLD

**SMSF Ready**

High Yield SDA Home

3 Bed plus carer apartment

\$789,600 House & Land 585 m2

App Net Income: \$97,307pa.

12.32% 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 585 M2**

**BUILT 210 M2**

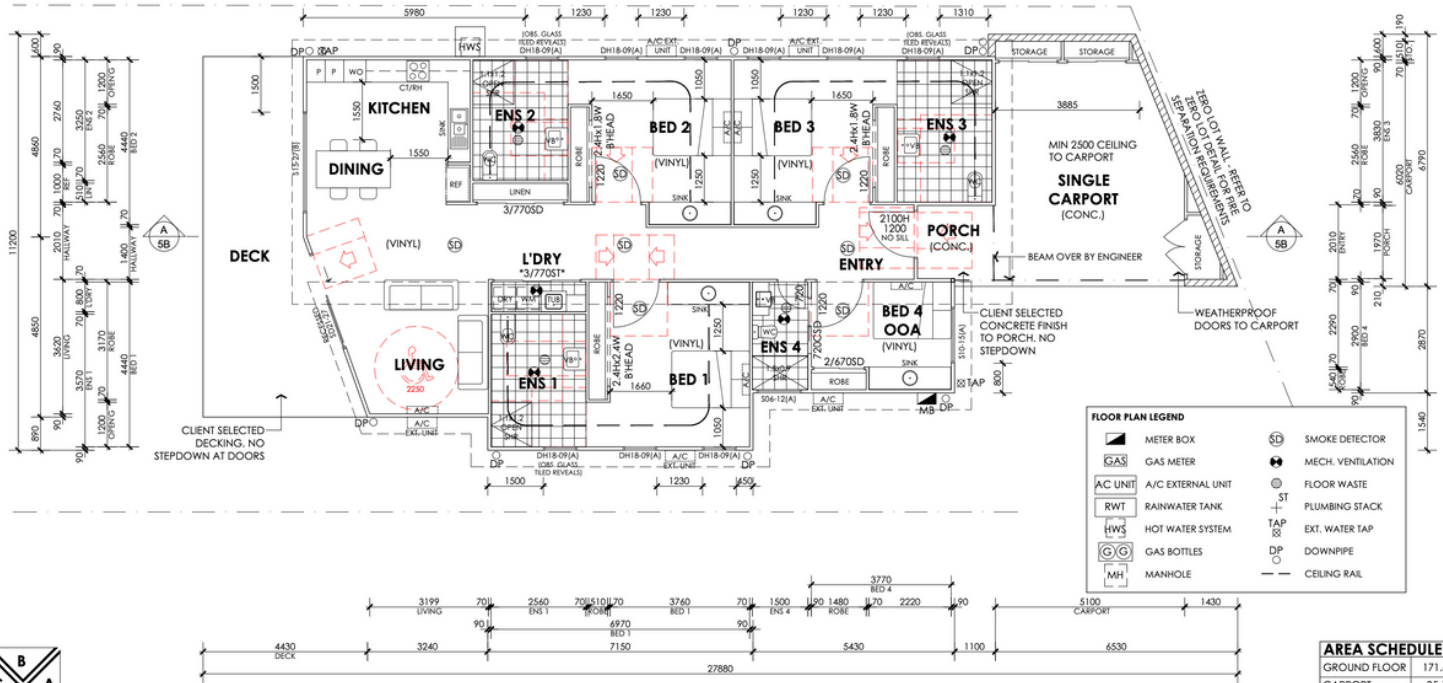
**PRICE \$789,600**

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

DOORS, 3 DOORS ON 3 TRACK SYSTEM (SUMLINE 83mm WIDE)





## Income

SDA/building	\$111,992
Participant contribution	\$20,460
Total income	\$132,452
App Gross yield	16.77%

## 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
App Net yield	12.32.%

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