



Disability Homes Investments

Strong Yields with the Power to Change Lives

Tenant Waiting



Lot 13, Landsborough st Smithfield, Cairns 4878



High Yield SDA Home
3 Bed plus carer apartment
\$762,000 House & Land 657 m2
App Net Income: \$109,359pa.
14.35 % 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 657 M2

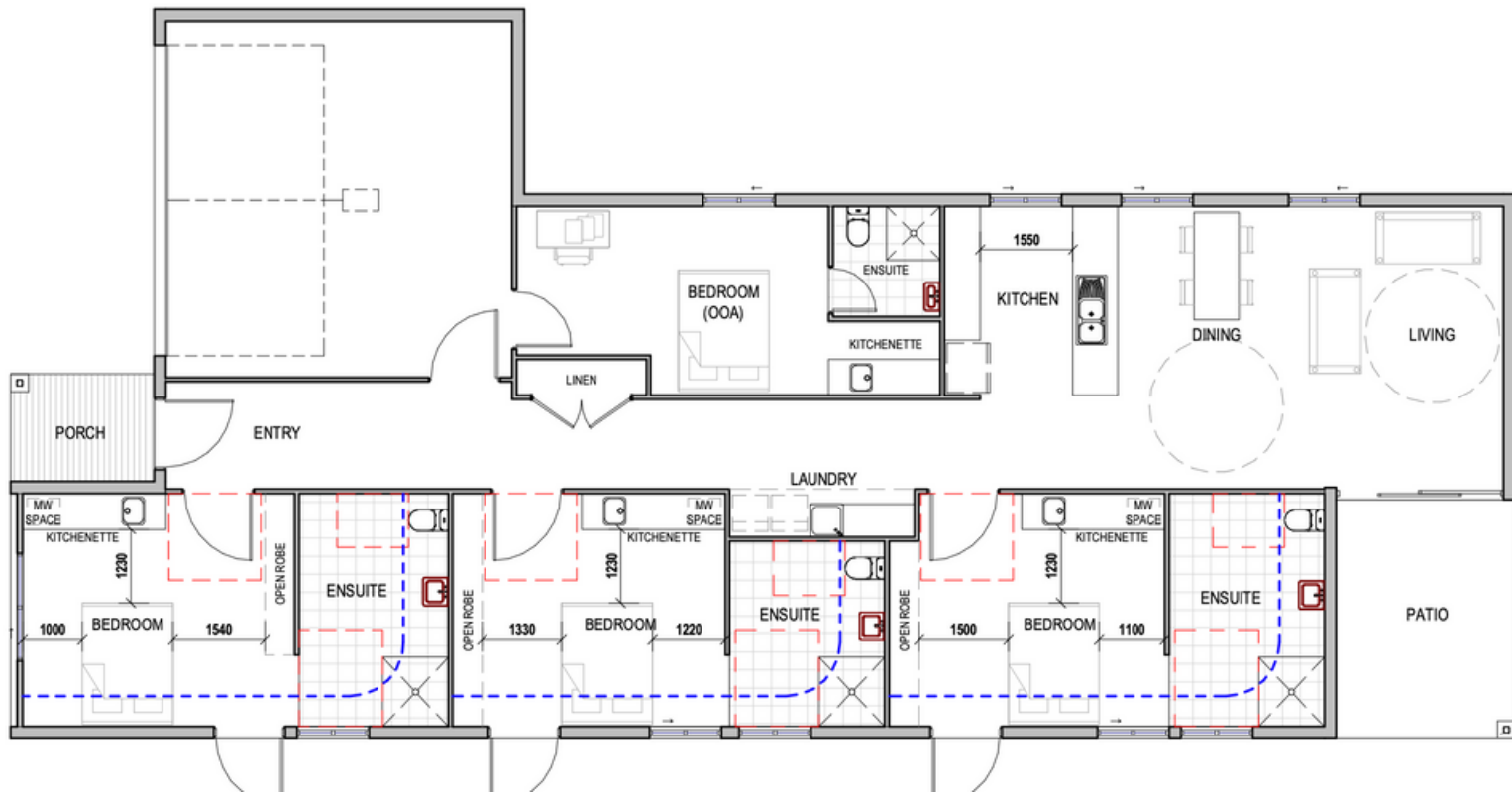
BUILT 241 M2

PRICE \$762,000

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 & Expenses

Dwelling Type	SDA Level		
CHOICE 3H - (3B + OOA)	HPS	FA	IL
Location Factor	1.03		
Total Cost			
\$ 762,000.00			
Income			
SDA	125,383	86,155	58,608
Participant Contribution	20,460	20,460	20,460
total income	145,843	106,615	79,068
Gross Yield	19.14%	13.99%	10.38%
Expenses			
Property Management 8%	11,667	8,529	6,325
Compliance 2%	2,917	2,132	1,581
Support hrs (104: 62: 52)	16,500	9,900	8,250
Yard Maintenance	1200	1200	1200
Rates	3000	3000	3000
Insurance	1200	1200	1200
total expense	36,484	25,962	21,557
Net income	109,359	80,654	57,511
Net Yield	14.35%	10.58%	7.55%

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