



# Disability Homes Investments

Strong Yields with the Power to Change Lives

**SMSF READY**  
**Only 10% Deposit**



Lot 27, The Enclave, Earlville Cairns 4870



High Yield SDA Home

3 Bed plus carer apartment

**\$795,000 House & Land 400 m2**

App Net Income: \$109,359pa.

13.76 % 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 400 M2**

**BUILT 241 M2**

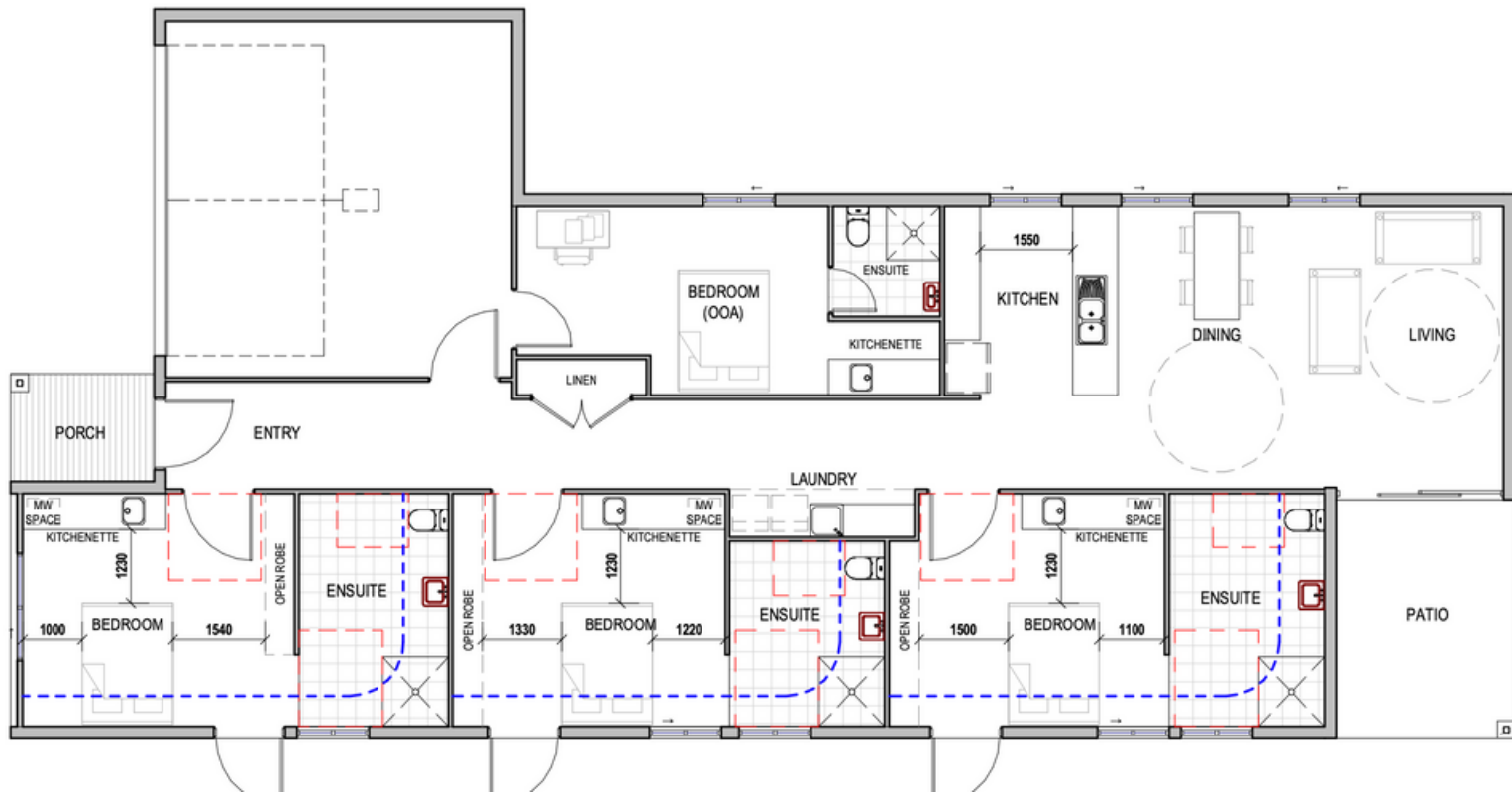
**PRICE \$795,000**

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
<b>Location Factor</b>	<b>1.03</b>		
Total Cost			
<b>\$795,000</b>			
<b>Income</b>			
SDA	125,383	86,155	58,608
Participant Contribution	20,460	20,460	20,460
total income	145,843	106,615	79,068
<b>Gross Yield</b>	<b>18.35%</b>	<b>13.41%</b>	<b>9.95%</b>
<b>Expenses</b>			
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
<b>Net Yield</b>	<b>13.76%</b>	<b>10.15%</b>	<b>7.23%</b>

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



## Disability Homes Investments

Strong Yields with the Power to Change Lives

Tel: 0492 863075