



Disability Homes Investments

Strong Yields with the Power to Change Lives

10% Deposit

SMSF Ready

21 Hall St, Mandurah 6210

High Yield SDA Home

Two Bed SDA Unit plus carer apartment

\$890,000

Possible Net Income: \$105,627 pa.

11.86% Net Yield

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

DESCRIPTION

Platinum Plus, SDA registered 2 Bed Units on 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 ensuite, solar and battery backup power supply; fully automated doors, windows, blinds, air-conditioning, entertainment systems and communication.

**2BED PLUS CARER
APARTMENT**

1 CAR

BUILT 114 M2

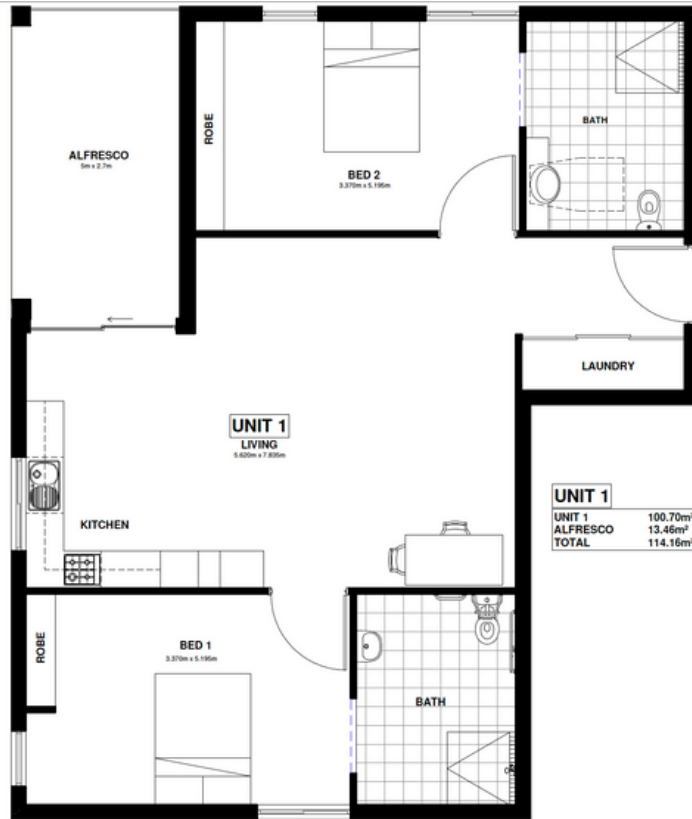
PRICE: \$890,000

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, walk to shops restaurants , cafes. Hospital just mins away by car.



PLANS



Unit 1



Income

SDA/unit	\$118,443
Participant contribution	\$9,675
Total income	\$128,118
Gross yield	14.39%

Expenses

Property Management fee 8%	\$9,833
Compliance fee 2%	\$2,458
104 hrs support (Gift to SIL)	\$5,200
Body Corp	\$1,000
Rates	\$2,000
Insurance	\$2,000
Total expenses	\$22,491

Net income	\$105,627
Poss Net yield	11.86%

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