



Disability Homes Investments

Strong Yields with the Power to Change Lives



Lot 10 Southern Skies, Drayton 4350



High Yield SDA Home
3 Bed plus carer apartment

\$710,000 House & Land 500m²
App Net Income: \$106,618 pa.
15 % 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

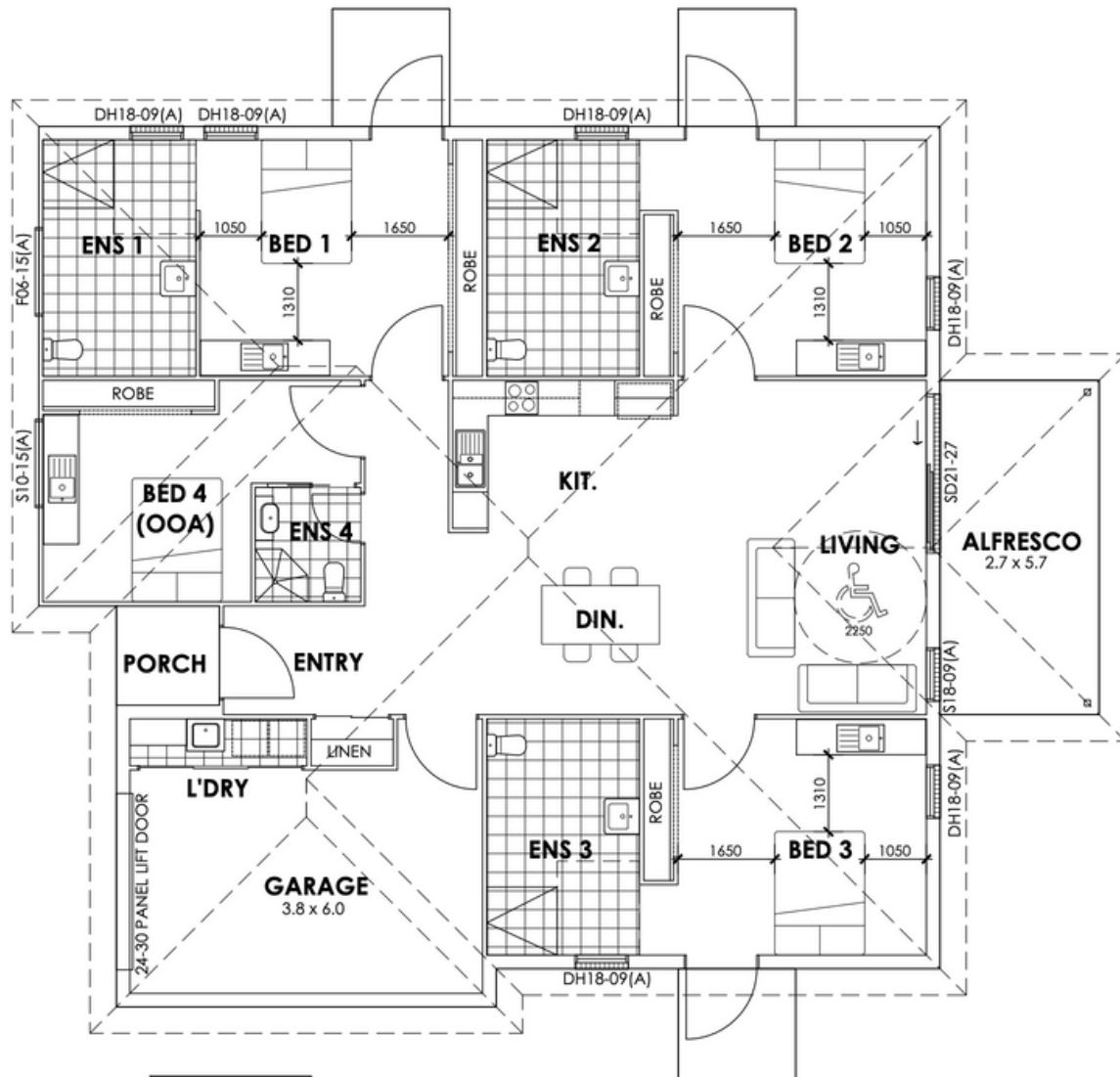
LAND 500M2

BUILT 233 M2

PRICE \$710,000

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 & train, minutes to the CBD. Shops restaurants , cafes & Hospital just mins away by car.

Plan



Income

SDA/building	\$114,457
Participant contribution	\$35,074
Total income	\$149,531
Gross yield	21.67%

Expenses

Property Management fee 8%	\$11,254
Compliance fee 2%	\$2,813
Gift back to the Participants	\$15,600
Yard maintenance	\$1,200
Rates	\$3,000
Insurance	\$3,000
Total expenses	\$36,867

Net income	\$106,618
Net yield	15 %

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