



# Disability Homes Investments

Strong Yields with the Power to Change Lives



Lot 52, 555 Chambers Flats Rd, Park Ridge



High Yield SDA Home  
3 Bed plus carer apartment

\$780,000 House & Land 500 m2

App Net Income: \$104,403 pa.

13.38 % 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 500 M2**

**BUILT 240 M2**

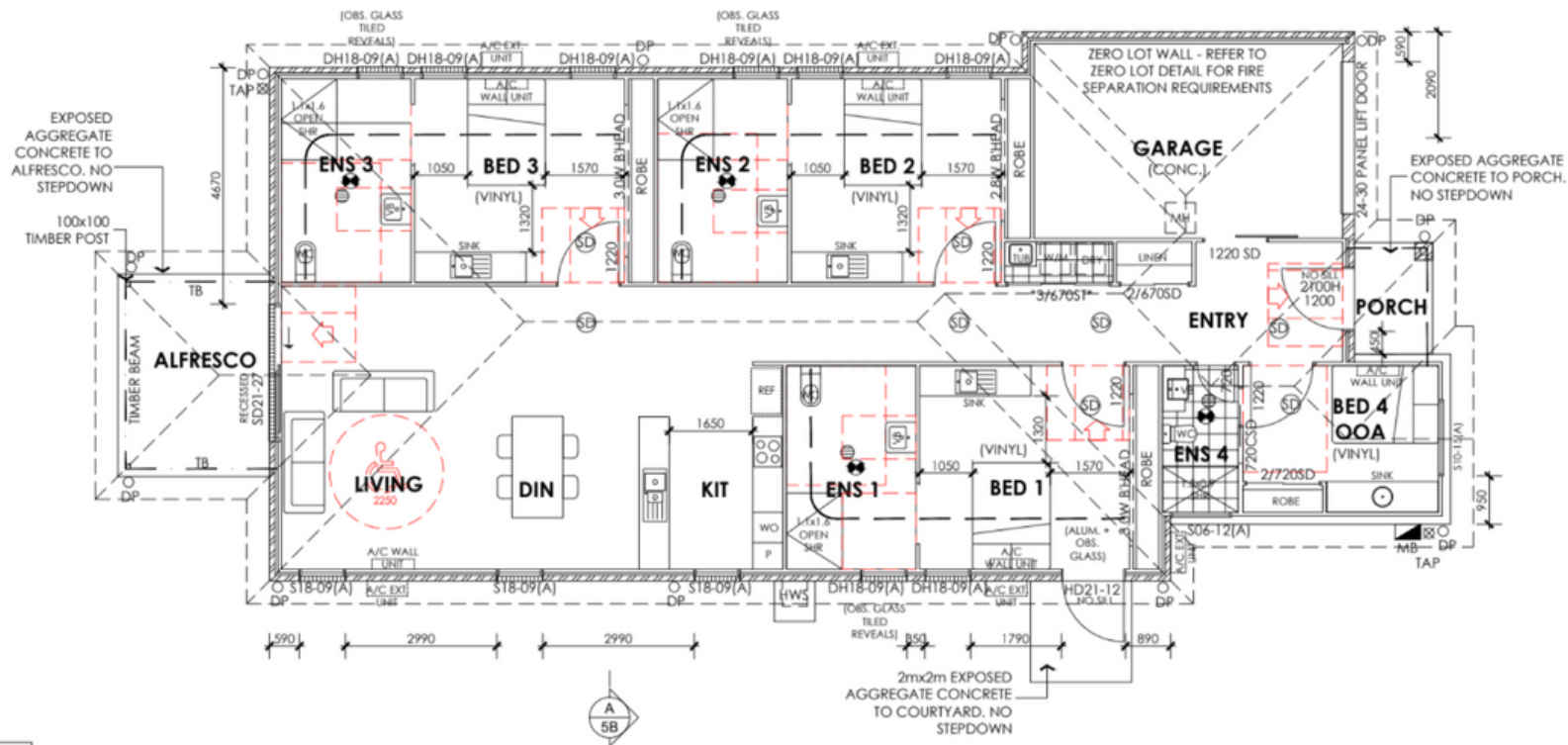
**PRICE \$780,000**

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

SDA/building	\$111,969
Participant contribution	\$29,028
Total income	\$140,997
Gross yield	18.08%

## Expenses

Property Management fee 8%	\$11,035
Compliance fee 2%	\$2,759
Gift to the Participants	\$15,600
Yard maintenance	\$1,200
Rates	\$3,000
Insurance	\$3,000
Total expenses	\$36,594

Net income	\$104,403
Net yield	13.38 %

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