



# Disability Homes Investments

Strong Yields with the Power to Change Lives



13 Hayes Street, Raceview, Qld 4305



High Yield SDA Home

3 Bed plus carer apartment

**\$746,000 House & Land 450m<sup>2</sup>**

App Net Income: \$100,974 pa.

13.46 % 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 450M2**

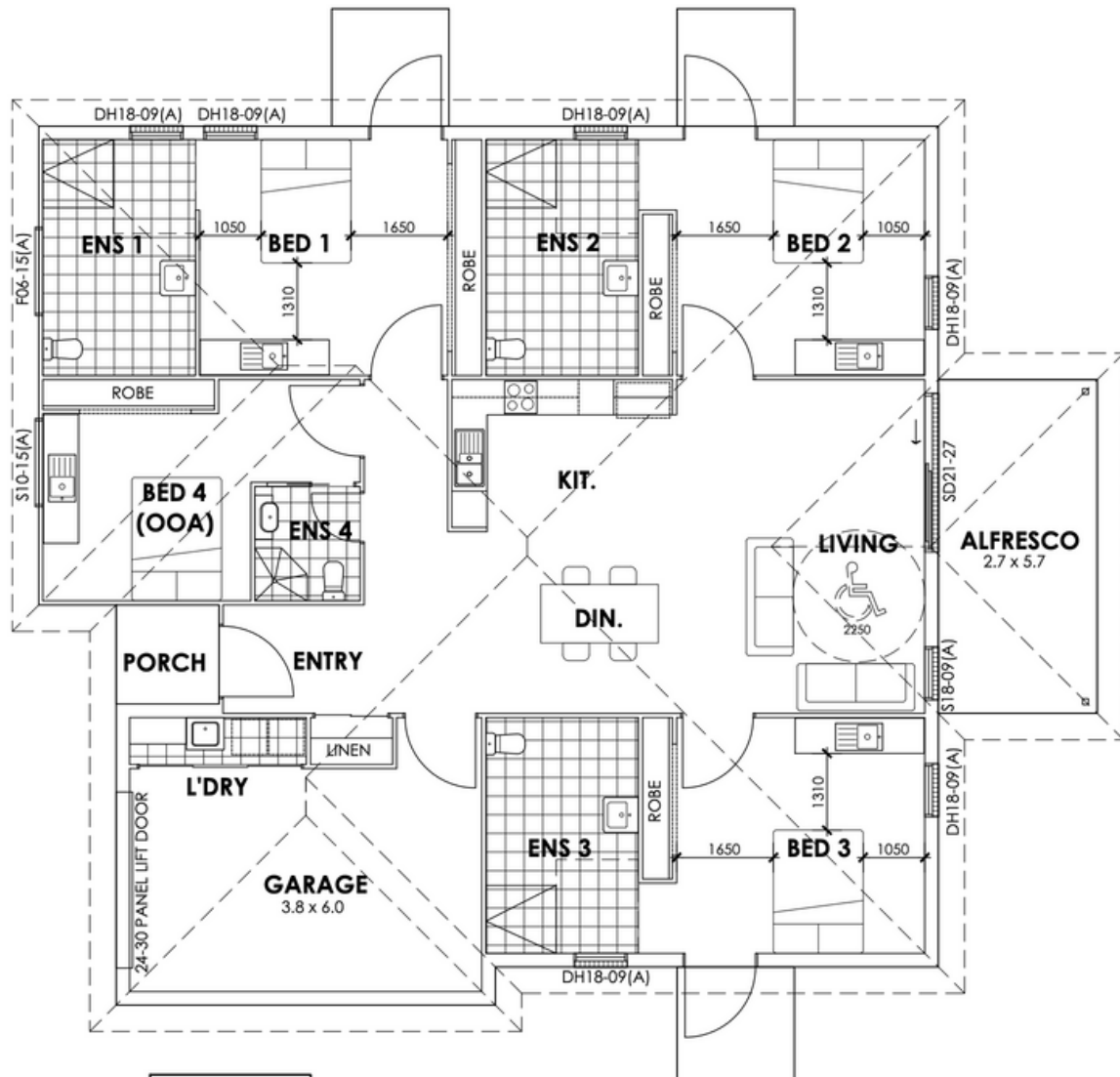
**BUILT 233 M2**

**PRICE \$746,000**

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



## Projected Income & Expenditure

Dwelling Type	SDA Level
CHOICE 3H - (3B + OOA)	HPS
<b>Location Factor</b>	<b>0.86</b>
Total Cost	
750,000	
<b>Income</b>	
SDA/ Res	35,664
SDA/ House	106,993
Participant Contribution	29,028
total income	136,020
<b>Gross Yield</b>	<b>18.14%</b>
<b>Expenses</b>	
NDISP Management 11%	13,246
ASC \$/wk (100:60:50)	15,600
Yard Maintenance	1200
Rates	3000
Insurance	2000
total expense	35,046
<b>Net income</b>	<b>100,974</b>
<b>Net Yield</b>	<b>13.46%</b>

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