



Disability Homes Investments

Strong Yields with the Power to Change Lives

Single Contract



17 Cardross Link , Smithfield, QLD 4878



High Yield SDA Home

3 Bed plus carer apartment

\$840,000 House & Land 420 m2

Possible Net Income: \$119,797pa.

Projected 14.26 % Net Yield

Incomes & projected yields are subject to occupancy & type of participants housed
Information provided does not constitute financial, taxation or other professional
advice and should not be relied upon as such.

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 420 M2

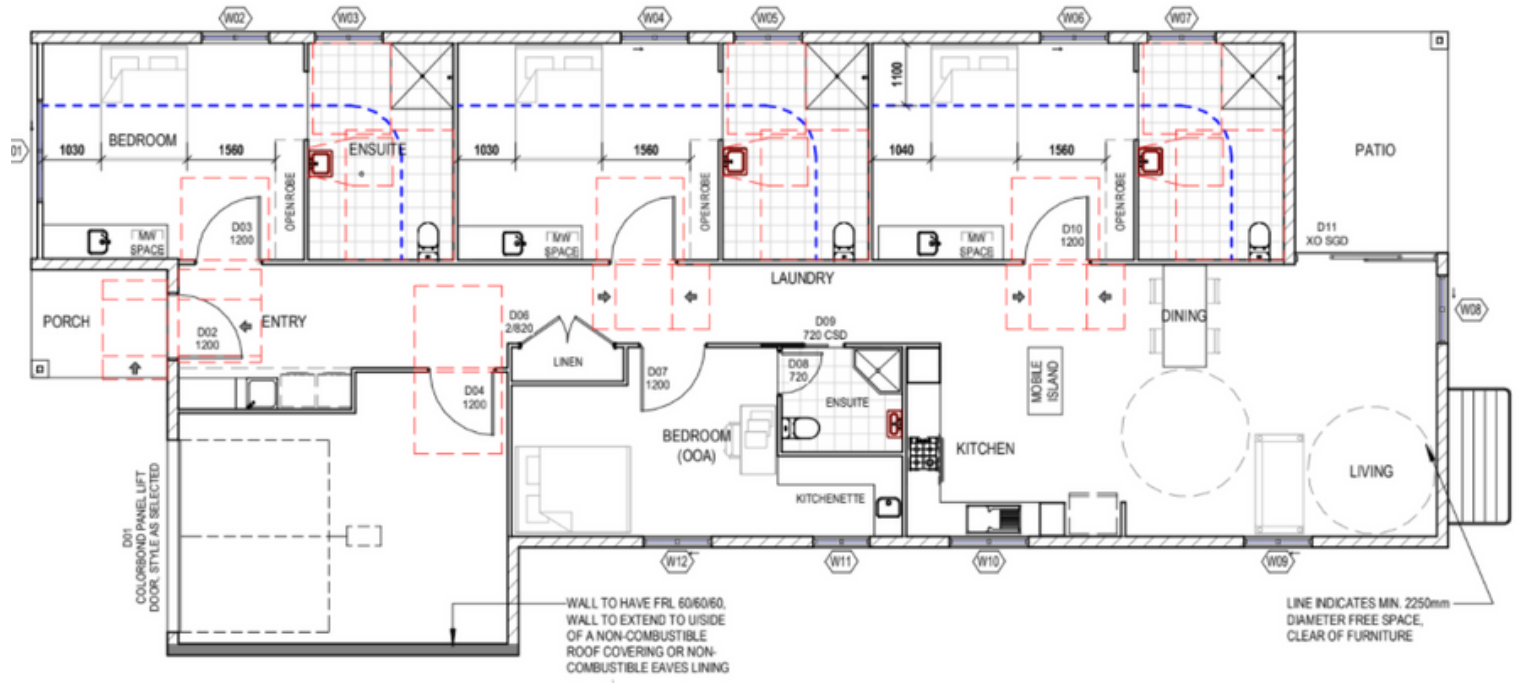
BUILT 234 M2

PRICE \$840,000

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
Location Factor	1.03
Total Cost	
840,000	
Income	
SDA/ Res	42,714
SDA/ House	128,142
Participant Contribution	29,028
total income	157,170
Gross Yield	18.71%
Expenses	
NDISP Management 11%	15,573
ASC \$/wk (100:60:50)	15,600
Yard Maintenance	1200
Rates	3000
Insurance	2000
total expense	37,373
Net income	119,797
Net Yield	14.26%

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