



Disability Homes Investments

Strong Yields with the Power to Change Lives

Tenants Waiting

App 9% Net
Return

Robust 2: \$900-950,000



High Yield Robust SDA Home
Duplex for 2 participants & 2 carers
\$900-950,000 House & Land
Possible Net Income: \$85,963 pa.
projected 9% 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

The Robust care sector is for SDA participants who have been assessed with psychological & behavioural disorders. They require one on one care in a single occupancy dwelling which is quite literally unbreakable, constructed in semi-rural areas.

**DUPLEX FOR 2 PARTICIPANTS
& 2 CARERS
LAND 2000M²
BUILT 300M²
PRICE \$900-950,000**



Property Features

- 3m high ceilings
- Laminated glass windows
- Double framed cavity walls between bedrooms with insulated cavity for sound proofing
- Double framed walls with TV recessed into wall behind perspex framed into wall for smooth, inconspicuous but damage resistant surface
- Solid core doors with 4 hinges to metal door frame
- Dimmable LED recessed lighting
- Warm and calming colour schemes
- Designs to feel as far from institutional as possible
- No shower screens
- No sharp edges to cabinetry
- Ensuite to Every Bedroom
- Soundproof Secure OOA
- Front facades indistinguishable from neighbouring properties

Projected Income & Expenditure

| Robust Villas with OOA | Robust Villas |
|--|----------------|
| Villas + OOA | 1Res |
| 2 | |
| Location Factor | 0.94 |
| Total Cost | |
| 950,000 | |
| Income | |
| SDA/ Res | 48,317 |
| SDA/ Unit or House | 48,317 |
| SDA/ Site - Robust Villas | 96,634 |
| Participant Contribution/ Building (RRC) | 19,400 |
| total income | 116,034 |
| Gross Yield | 12.21% |
| Expenses | |
| Property Management 11% | 11,391 |
| Additional Support Contribution | 12,480 |
| Yard Maintenance | 1200 |
| Rates | 3000 |
| Insurance | 2000 |
| total expense | 30,071 |
| Net income | 85,963 |
| Net Yield | 9.05% |

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.



Disability Homes Investments

Strong Yields with the Power to Change Lives

Tel: 0492 863075