



Disability Homes Investments

Strong Yields with the Power to Change Lives

Tenants Waiting

App 11% Net
Return

Robust 4: \$1.6 to \$1.7 mill



High Yield Robust SDA Home
Two Duplexes for 4 participants & 4 carers
\$1.6 to \$1.7 mill House & Land
Possible Net Income: \$187,233 pa.
Projected 11% 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.

**TWODUPLEXES FOR
4 PARTICIPANTS & 4 CARERS
LAND 2000M²
BUILT 600M²
PRICE \$1.6 TO \$1.7 MILL**



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 4	1Res
Location Factor	0.94
Total Cost	
1,700,000	
Income	
SDA/ Res	48,317
SDA/ Unit or House	48,317
SDA/ Site - Robust Villas	193,268
Participant Contribution/ Building (RRC)	38,800
total income	232,068
Gross Yield	13.65%
Expenses	
Property Management 11%	24,155
Additional Support Contribution	12,480
Yard Maintenance	1200
Rates	3000
Insurance	4000
total expense	44,835
Net income	187,233
Net Yield	11.01%

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