



Disability Homes Investments

Strong Yields with the Power to Change Lives



Townsville: \$2,150,000

High Yield SDA Home
4 Two Bed SDA Units plus carer apartment

App: \$2,150,000 House & Land 600m²

Possible Net Income: \$391,336pa.

Projected 22% 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

Platinum Plus, SDA registered 4 x 2 Bed Units on
1 Title Building and Land Package!

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 8 PLUS CARER

LAND 600M2

BUILT 580 M2

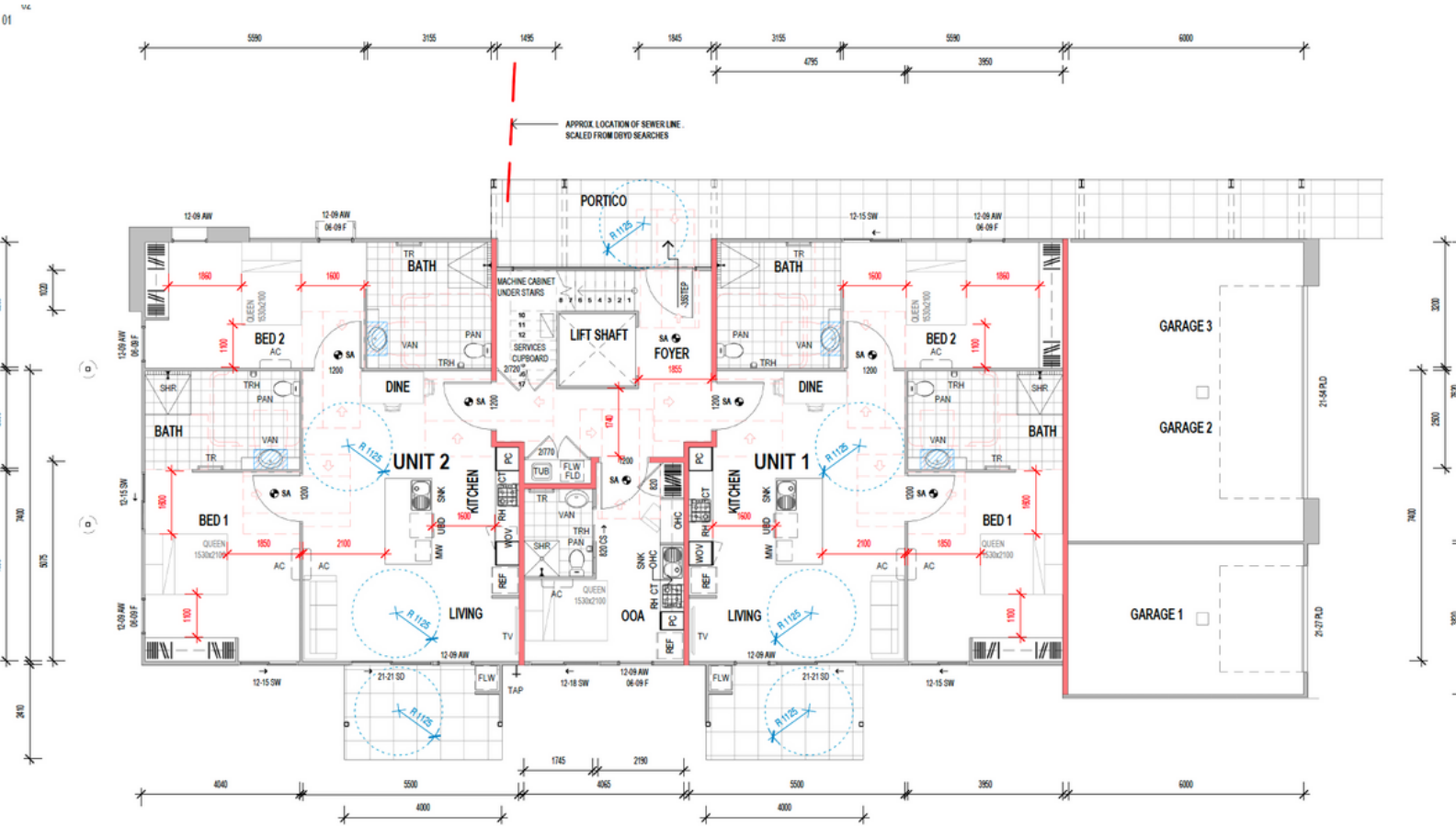
PRICE APP: \$2,150,000

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.

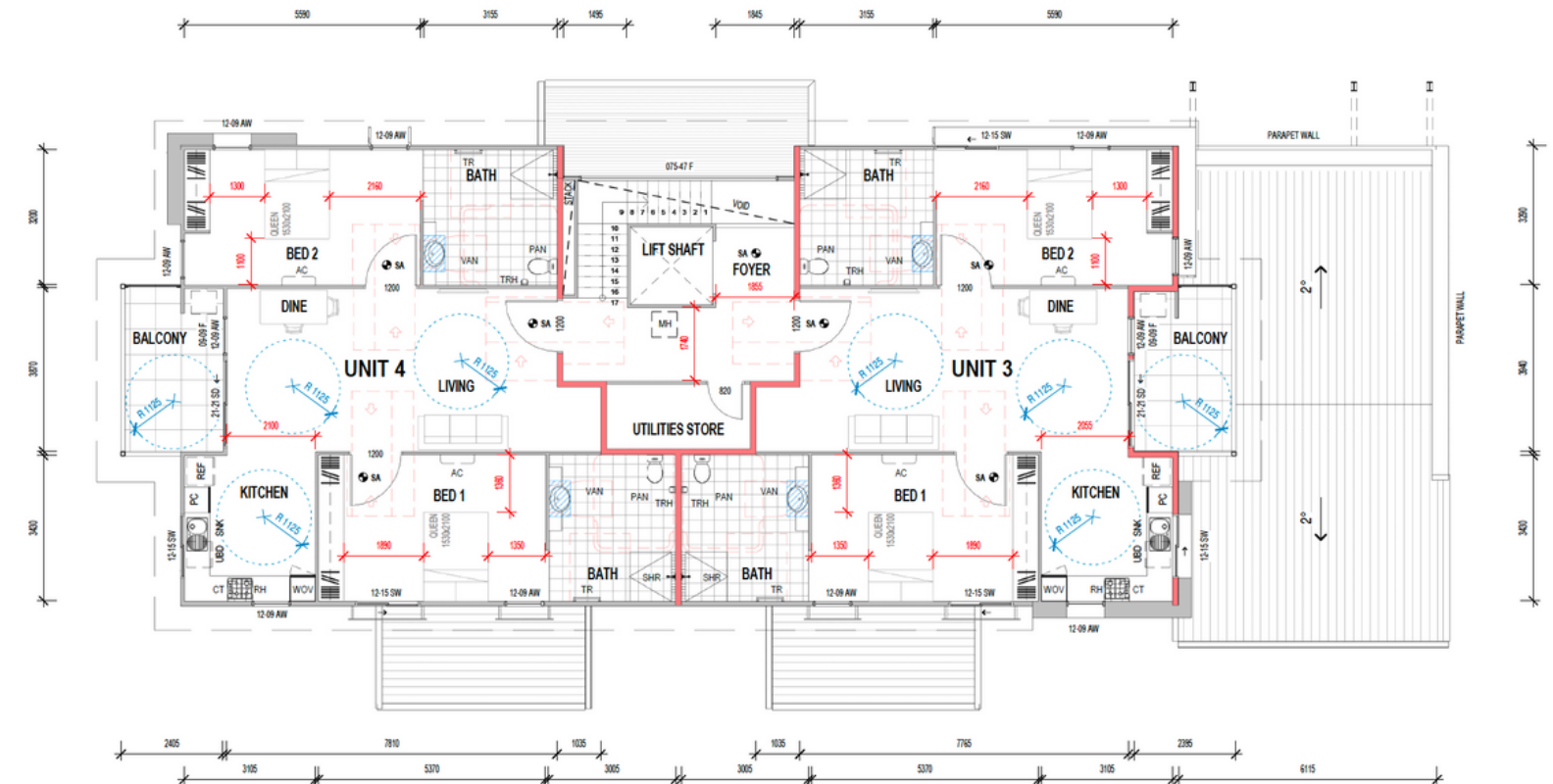
Public Transport: Buses, walk to shops
restaurants , cafes. Hospital just mins away by
car.

PLANS

01



Ground Floor



1st Floor

Income

SDA/building	\$524,919
Participant contribution	\$38,704
Total income	\$563,622
Gross yield	26%

Expenses

Property Management fee 11%	\$59,710
Gift to the participants \$100/wk/pt	\$20,800
Yard maintenance	\$1,200
Rates	\$3,000
Insurance	\$3,000
Total expenses	\$87,710

Net income	\$475,912
Poss Net yield	22%

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