



Disability Homes Investments

Strong Yields with the Power to Change Lives



Ipswich Qld. \$770-800,000



High Yield SDA Home
3 Bed plus carer apartment

\$770-800,000 House & Land

Possible Net Income: \$91,894 pa.

Projected 11.93 % 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 500M2

BUILT 260 M2

PRICE \$770-800,000

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.

Projected Income & Expenditure

Dwelling Type	SDA Level
CHOICE 3H - (3B + OOA)	2HPS + 1FA
Location Factor	0.86
Total Cost	
770,000	
Income	
SDA/ Res	35,664
SDA/ House	95,834
Participant Contribution	29,028
total income	124,862
Gross Yield	16.22%
Expenses	
NDISP Management 11%	12,248
ASC \$/wk (100:60:50)	13,520
Yard Maintenance	1200
Rates	3000
Insurance	3000
total expense	32,968
Net income	91,894
Net Yield	11.93%

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