



Disability Homes Investments

Strong Yields with the Power to Change Lives



Logan Qld. \$820-850,000



High Yield SDA Home
3 Bed plus carer apartment
House & Land 500 m2
Possible Net Income: \$95,861 pa.
App Projected 11.28 % 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 500 M2

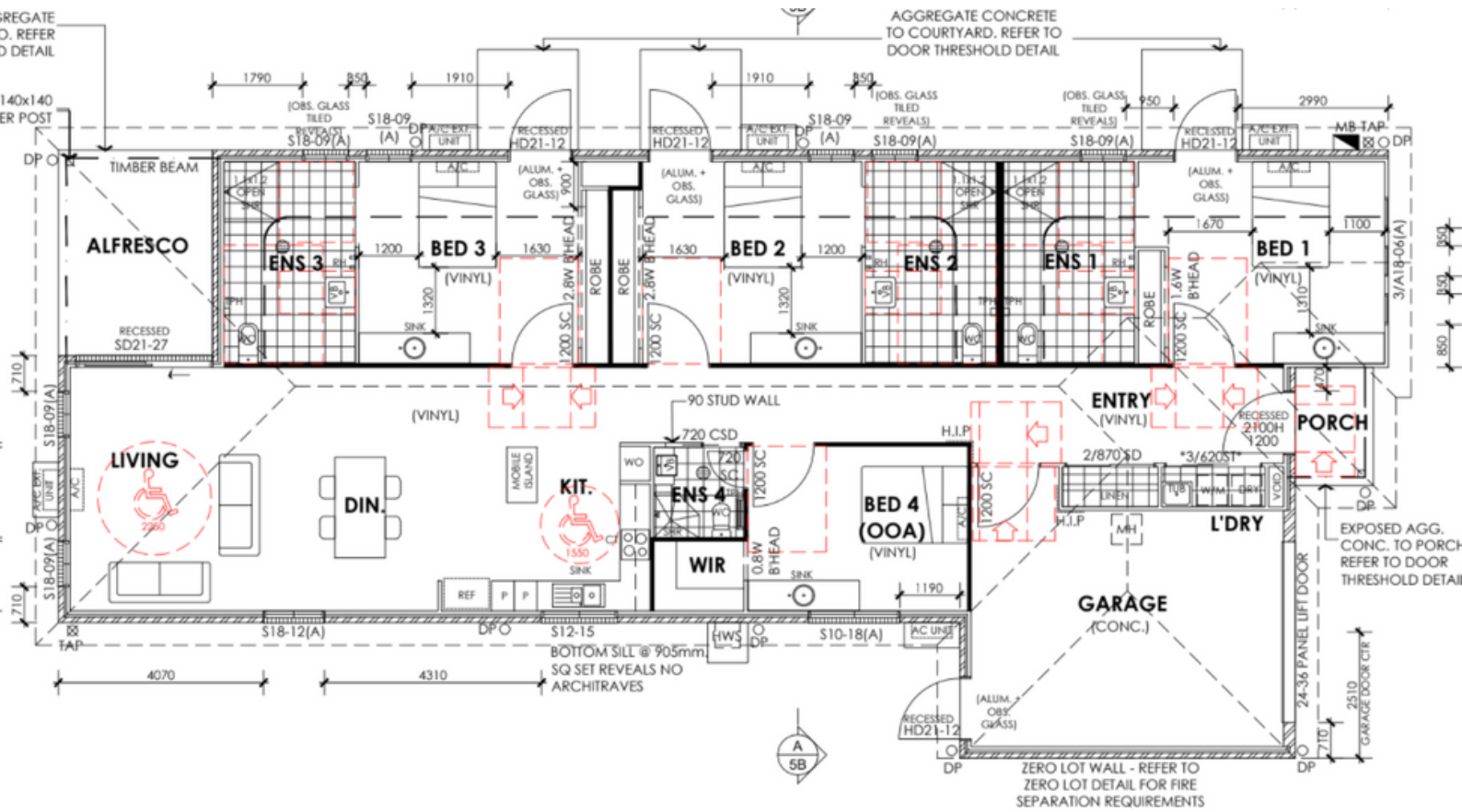
BUILT 260 M2

PRICE \$820-850,000

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 & Expenditure

Dwelling Type	SDA Level
CHOICE 3H - (3B + OOA)	2HPS + 1FA
Location Factor	0.90
Total Cost	
850,000	
Income	
SDA/ Res	37,323
SDA/ House	100,292
Participant Contribution	29,028
total income	129,319
Gross Yield	15.21%
Expenses	
NDISP Management 11%	12,738
ASC \$/wk (100:60:50)	13,520
Yard Maintenance	1200
Rates	3000
Insurance	3000
total expense	33,458
Net income	95,861
Net Yield	11.28%

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