

Suitable For Purchase In or out of SMSF

Just 10% Deposit, With First Tenant Guarantee



Disability Homes
Investments

Strong Yields with the Power to Change Lives



12 SERVICE ST, MANDURAH

2 BED, 2.5 BATH, 1 CAR

This is an outstanding opportunity for the astute investor to own one of the best property investments on the market.

These brand-new 2 bedroom, 2.5 bathroom NDIS Special Disability Accommodation apartments are available for sale off the plan and attracts a 6-figure rental income per annum*.

Each apartment qualifies for the WA Off-the-Plan Duty Rebate Scheme which is a 75% saving on stamp duty.

SALE PRICE: \$875,000

RENTAL INCOME*: \$106,962 to \$130,723 P.A.

GROSS YIELD: 12.2% to 14.9%



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**Rental income and gross yield based on occupancy by a SDA Participant assessed at 1 resident, 1 bedroom and 2 bedroom, 1 resident High Physical Support + OOA at 1.07 Location Factor and includes Participant's Reasonable Rent Contribution which is 25% of their Disability Support Pension and 100% of their Commonwealth Rent Assistance. All information is correct at time of publication but can be subject to change without notice. Whilst all care has been taken to provide accurate information, we recommend you seek independent financial advice. All images are for illustrative purposes only.*

ETHICAL INVESTMENT OUTSTANDING RETURNS



Service Street, Mandurah is a boutique development of 4 contemporary apartments designed to set the benchmark for quality living for people with disabilities.

Each apartment is generous in size and fitted with premium fixtures throughout including state of the art assistive smart technology in an ultra-convenient location.

This development exceeds the stringent NDIS Specialist Disability Accommodation Design Standard and certification for High Physical Support + OOA and attracts a rental return of up to \$127,000 and 14.6% gross yield per annum*, funded by the Australian Federal Government.

INVESTOR OPPORTUNITIES LIKE THIS ARE RARE
AND WILL ATTRACT PLENTY OF INTEREST.
DON'T DELAY AS THESE WILL SELL QUICKLY.



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Bringing Value with the Power to Change Lives

Contact

Kevin Nolan: 0449 877 118

Email: kevin@disabilityhomes.net.au

PROPERTY FEATURES

Architecturally designed, secure apartment complex

Premium fixtures and fittings

Private outdoor area - patio (ground floor) or balcony (first floor)

Accessible kitchen with stone and adjustable bench tops

Private oversized accessible en-suite to each bedroom

Very large bedrooms with ceiling rails to carry hoists

Air conditioning with temperature control in each room

Ceiling fans in every room

Non slip flooring and tiles throughout

Wide doorways and passages

High ceilings, floor to ceiling tiling to wet areas

Smart home automation systems, touch & voice control

Easy circulation spaces in all rooms

Private storage area

Accessible car parking

Keyless security systems

Automated key less entry, Intercom & Security

Automated doors, blinds and lights

Solar and continuous power / battery backup

1 x self-contained onsite overnight accommodation (OOA) for 24-hour care access.

Communal therapy / recreation room for the exclusive use of tenants

All fittings and fixtures compliant to SDA Design Standard and AS 1428.1

ONLY 2 APARTMENTS LEFT!
REGISTER YOUR INTEREST TO PURCHASE ONE TODAY.



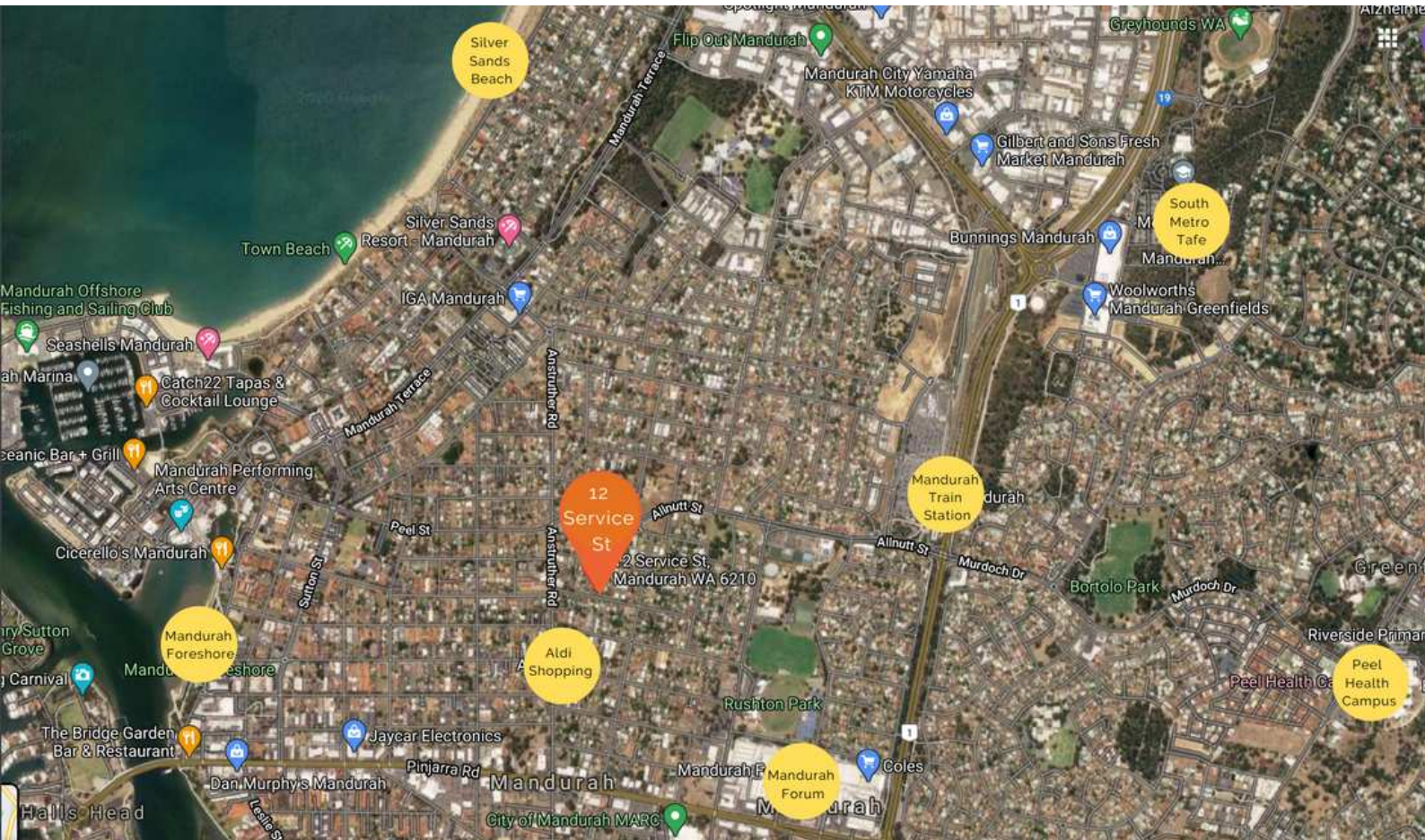
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SURROUNDING AMENITIES



TRAVEL DISTANCE TO:

Bus Stop - Route 597	210 m	1 min walk / 2 min drive
Aldi Shopping Complex	600 m	7 min walk / 2 min drive
Mandurah Forum	1.1 km	14 min walk / 3 min drive
Mandurah Train Station	1.6 km	19 min walk / 4 min drive
Mandurah Foreshore	1.6 km	19 min walk / 4 min drive
Silver Sands Beach	2.6 km	5 min drive
Peel Health Campus	3.5 km	5 min drive
South Metropolitan TAFE	3.5 km	5 min drive
Murdoch University Mandurah Campus	3.5 km	5 min drive

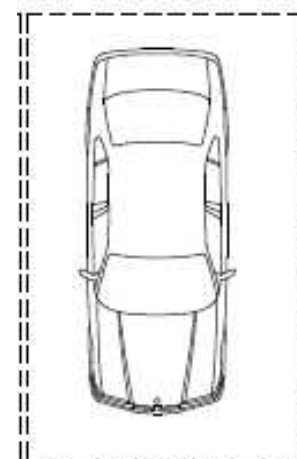
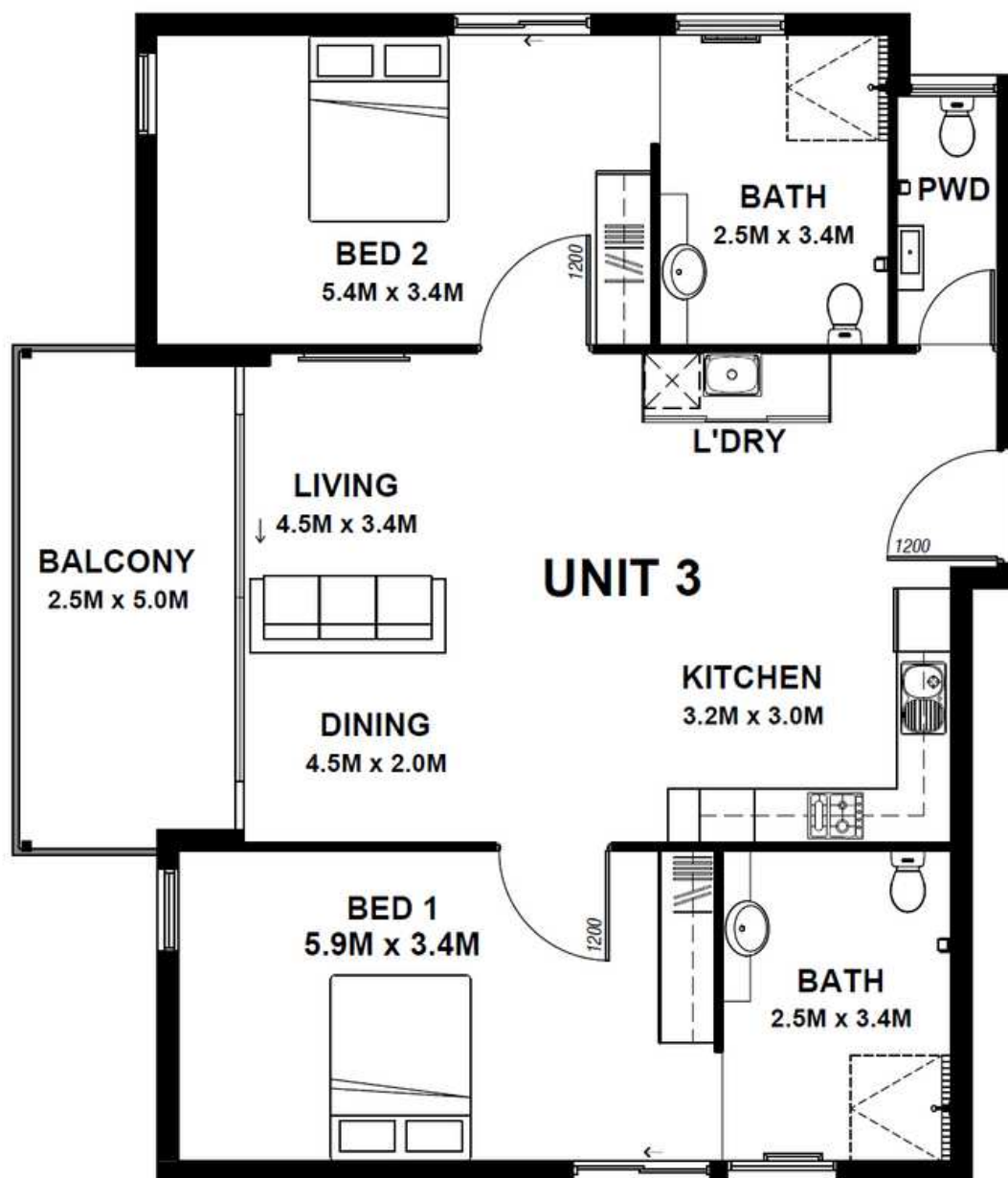


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FLOOR PLAN



Approximate areas

Residence:	103m ²
Balcony:	13m ²
Storage:	4m ²
Garage:	20m ²
Total:	140m²

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW THE LAYOUT OF THE PROPERTY. NOT TO BE USED FOR ANY OTHER PURPOSE.



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INCOME CALCULATOR

12 SERVICE ST, MANDURAH

1 BEDROOM, 1 RESIDENT HIGH PHYSICAL SUPPORT

PURCHASE PRICE	\$ 875,000
INCOME	
SDA Income	\$ 90,922
Location Factor	1.07
Participant Contribution	\$ 9,675
GROSS INCOME (P.A)	\$ 106,962
GROSS YIELD	12.2%
EXPENSES	
Property Management & Compliance @ 10%	\$ 10,696
Additional Support Contribution	\$ 5,500
Estimated Strata Fees	\$ 2,800
Other Expenses	\$ 4,200
TOTAL EXPENSES	\$ 23,196
NET INCOME (P.A)	\$ 83,765
NET YIELD	9.6%

ANNUAL RENTAL RETURN

\$106,962 / 12.2% YIELD (GROSS)

\$83,765 / 9.6% YIELD (NET)

Our apartments are also suitable for Participants with funding for 2 bedroom, 1 resident which attracts a gross SDA Income of \$130,723 p.a.



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**Rental income and gross yield based on occupancy by a SDA Participant assessed at 1 resident, 1 bedroom and 2 bedroom, 1 resident High Physical Support + OOA at 1.07 Location Factor and includes Participant's Reasonable Rent Contribution which is 25% of their Disability Support Pension and 100% of their Commonwealth Rent Assistance. All information is correct at time of publication but can be subject to change without notice. Whilst all care has been taken to provide accurate information, we recommend you seek independent financial advice. All images are for illustrative purposes only.*

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2 BEDROOM, 1 RESIDENT HIGH PHYSICAL SUPPORT

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SDA Income	\$ 113,129
Location Factor	1.07
Participant Contribution	\$ 9,675
GROSS INCOME (P.A)	\$ 130,723
GROSS YIELD	14.9%
EXPENSES	
Property Management & Compliance @ 10%	\$ 13,072
Additional Support Contribution	\$ 5,500
Estimated Strata Fees	\$ 2,800
Other Expenses	\$ 4,200
TOTAL EXPENSES	\$ 25,572
NET INCOME (P.A)	\$ 105,151
NET YIELD	12.0%

ANNUAL RENTAL RETURN

\$130,723 / 14.9% YIELD (GROSS)

\$105,151 / 12.0% YIELD (NET)

Our apartments are also suitable for Participants with funding for 1 bedroom, 1 resident which attracts a gross SDA Income of \$106,962 p.a.



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WHY INVEST IN SPECIALIST DISABILITY ACCOMMODATION?

OUTSTANDING RETURNS ARE ON OFFER,
BOTH FINANCIAL AND FOR THE SOUL.



HIGH FINANCIAL RETURN

6-figure rental payments
per annum



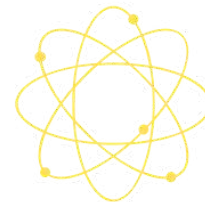
LONG TERM AND STABLE

20 year leases backed by
the Australian Federal
Government



BOUTIQUE & CONVENIENT

Spacious, private and well
located makes our homes highly
desirable for tenants



SET & FORGET INVESTMENT

Everything to do with
managing your property is
done for you



MAKE A DIFFERENCE

Your investment directly
improves the lives of people with
disabilities



EXTRAS SUPPORT PACKAGE

We give back to your tenants
so they are happier, healthier
& stay longer



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