



Disability Homes Investments

Strong Yields with the Power to Change Lives



Brisbane: \$2.45 to \$2.65 mill



High Yield SDA Home

4 Two Bed SDA Units plus carer apartment

House & Land 600m²

Possible Net Income: \$320,000 to \$390,000pa.

Projected 12 to 15% 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

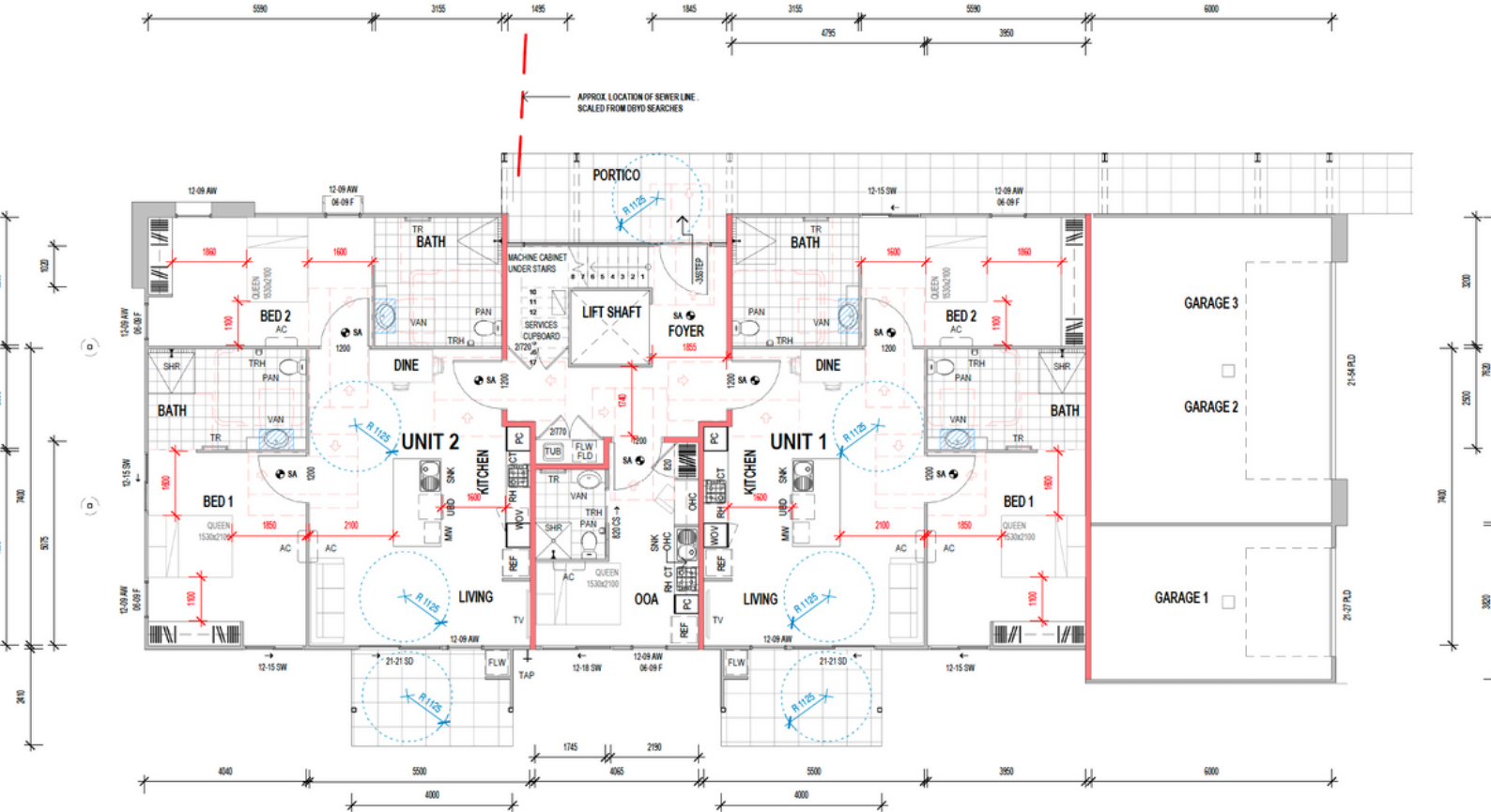
BUILT 580 M2

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.

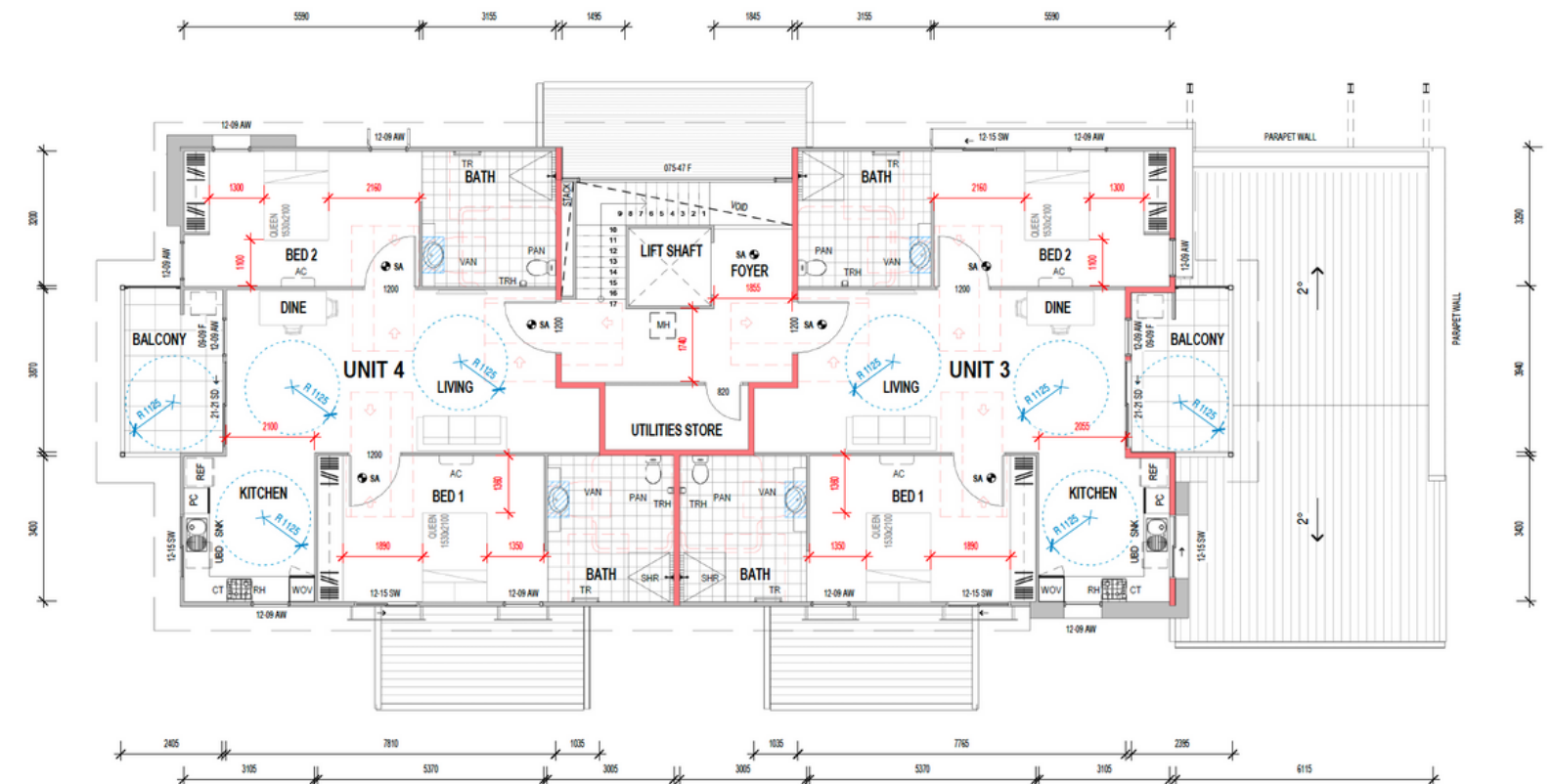
Public Transport: Buses, walk to shops
restaurants , cafes. Hospital just mins away by
car.

PLANS

01



Ground Floor



1st Floor

Income & Expenditure

Freedom 4 with OOA	High Physical Support		
Units 4 + OOA	1B 1R	2B 1R	2B 2R
Location Factor	0.95		
Total Cost			
2,600,000			
Income			
SDA/ unit	86,376	107,473	96,974
SDA/ Building	345,504	429,890	387,896
Participant Contribution/ Building (RRC)	38,704	38,704	77,407
total income	384,207	468,594	465,304
Gross Yield	14.78%	18.02%	17.90%
Expenses			
Property Management 11%	39,975	49,257	46,607
ASC \$100/wk \$60/wk \$50/wk	20,800	20,800	41,600
Yard Maintenance	1,200	1,200	1,200
Rates	3,000	3,000	3,000
Insurance	3,000	3,000	3,000
total expense	67,975	77,257	95,407
Net income	316,232	391,336	369,896
Net Yield	12.16%	15.05%	14.23%

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