



De Avenue

96 Fifth Rd, Armadale

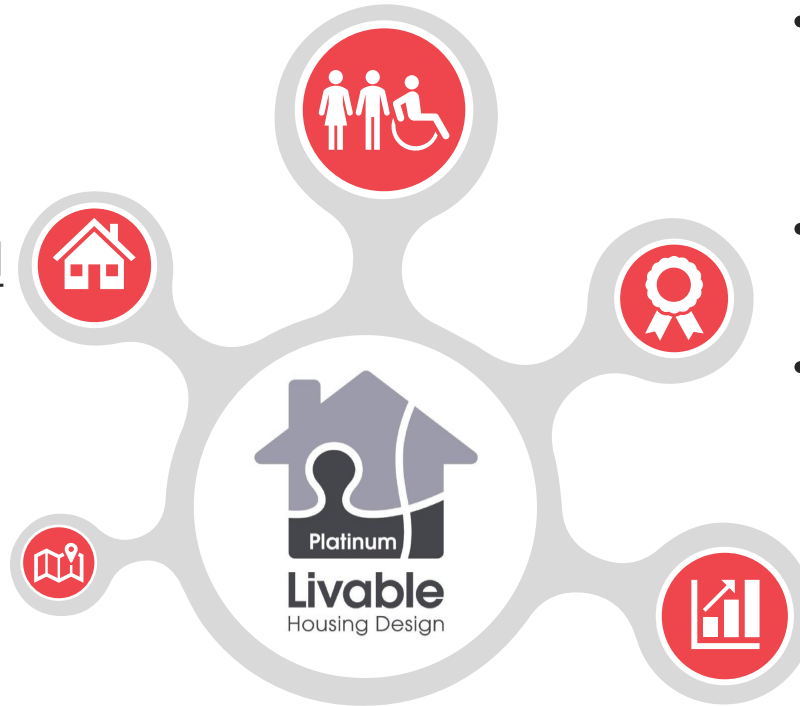


Property Highlights

Project Completion ~ Q3 2021



- **6 Brand-New** Villas
- Property **fully owned** by owner



- **Fantastic location** close to Shopping Centre & Train Station

- Well Designed Specialist Disability Accommodation (SDA)
- **Platinum Level** Livable Housing Design
- Rental funding from NDIS
- Rental yield **up to 15%**
- Great potential for capital growth



National Disability
Insurance Scheme



What is Specialist Disability Accommodation (SDA)?

- The National Disability Insurance Scheme (NDIS) is a scheme from Australian Government that provide funding for supports & services to individual with permanent & significant disability.
- SDA refers **to accommodation for NDIS participants who require special housing** to cater for their functional impairment & support needs.

Platinum Level Liveable Housing & SDA Standard

Unlike regular housing, to comply as SDA housing for NDIS, the dwellings need to fulfill SDA standard. De Avenue achieve **“Platinum” level liveable housing.**

Design features include:

- Level pathways outside
- Level entrances
- Hobless shower recess
- Wider hallways and doorways to accommodate wheelchair access
- Duress alarm system
- Safe, non-slip flooring, etc.



De Avenue



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- 6 Quality Brand-New Villas
- Property fully owned by owner
- Achieve Platinum Level Liveable Housing Australia and meet SDA Standard
- Yields to property owner is extremely profitable (**up to 15%**)
- Rental payments by The Commonwealth of Australia (NDIS) & residents are made monthly to investor in arrears
- Opportunity to provide residents the homes that can improve their lifestyle

Estimated Rental Return for 1 Participant

Income:

SDA Rent	\$ 43,473
Tenant contribution	\$ 6,138
Total Estimated Income	<u>A\$49,611 /year (11.5%)</u>

Expenses:

Property Management (12% + GST)	\$ 6,549
SDA Provider Fee	\$3,300
Strata Rates & Building Insurance	\$ 3,200
Total Estimated Expenses	\$ 13,049

Estimated Net Income	\$ 36,562
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Estimated Rental Return for 2 Participants

Income:

SDA Rent	\$ 26,372
SDA Rent/ Building (2 residents)	\$52,744
Tenant contribution (2 residents)	\$ 12,276
Total Estimated Income	<u>A\$65,020 /year (~ 15%)</u>

Expenses:

Property Management (12% + GST)	\$ 8,583
SDA Provider Fee	\$4,300
Strata Rates & Building Insurance	\$ 3,200
Total Estimated Expenses	\$16,083

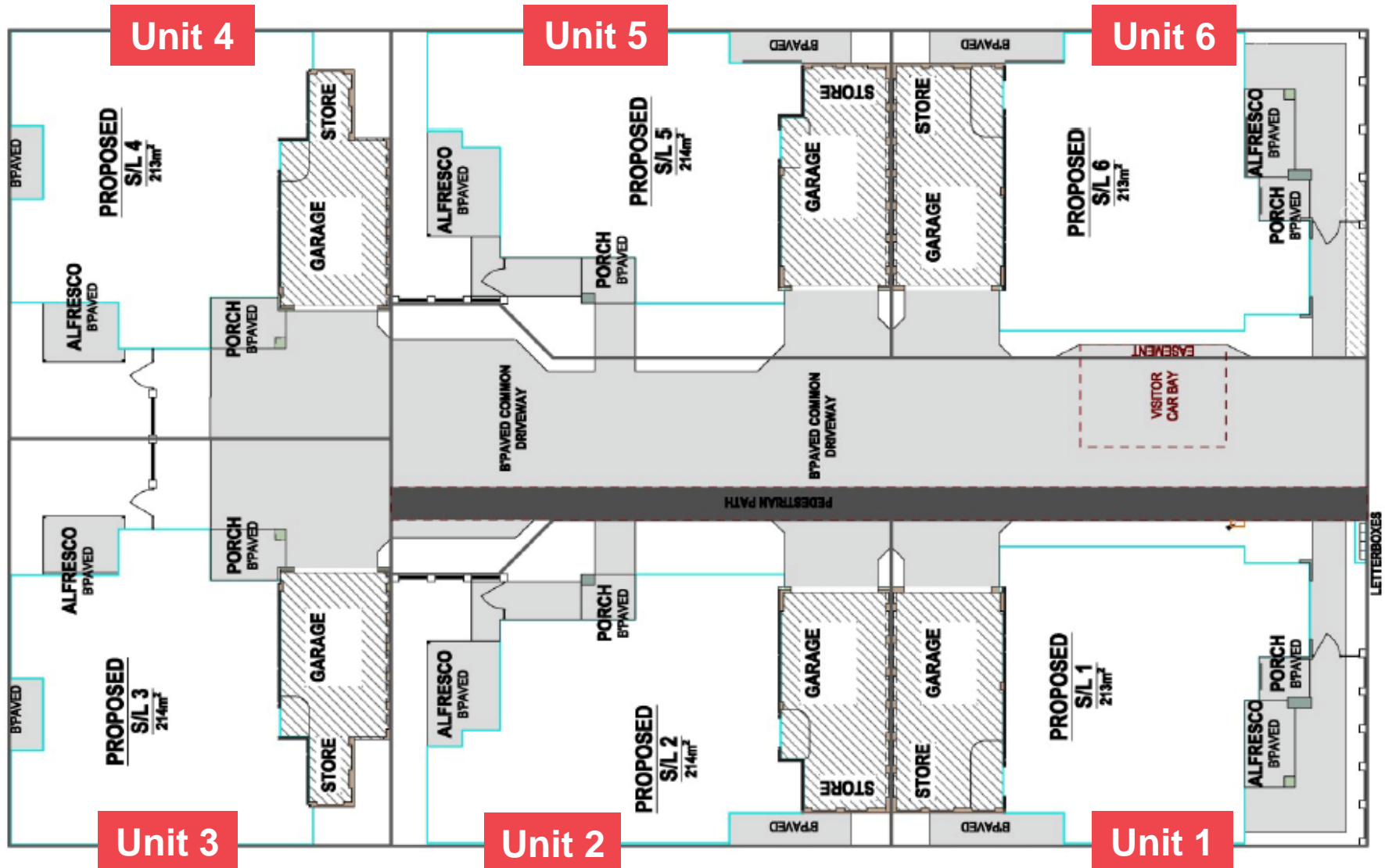
Estimated Net Income	\$ 48,937
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* The figures above are estimation only

Site Plan

Land Size :213 - 214 sqm (2292.71- 2303.48 sqft)

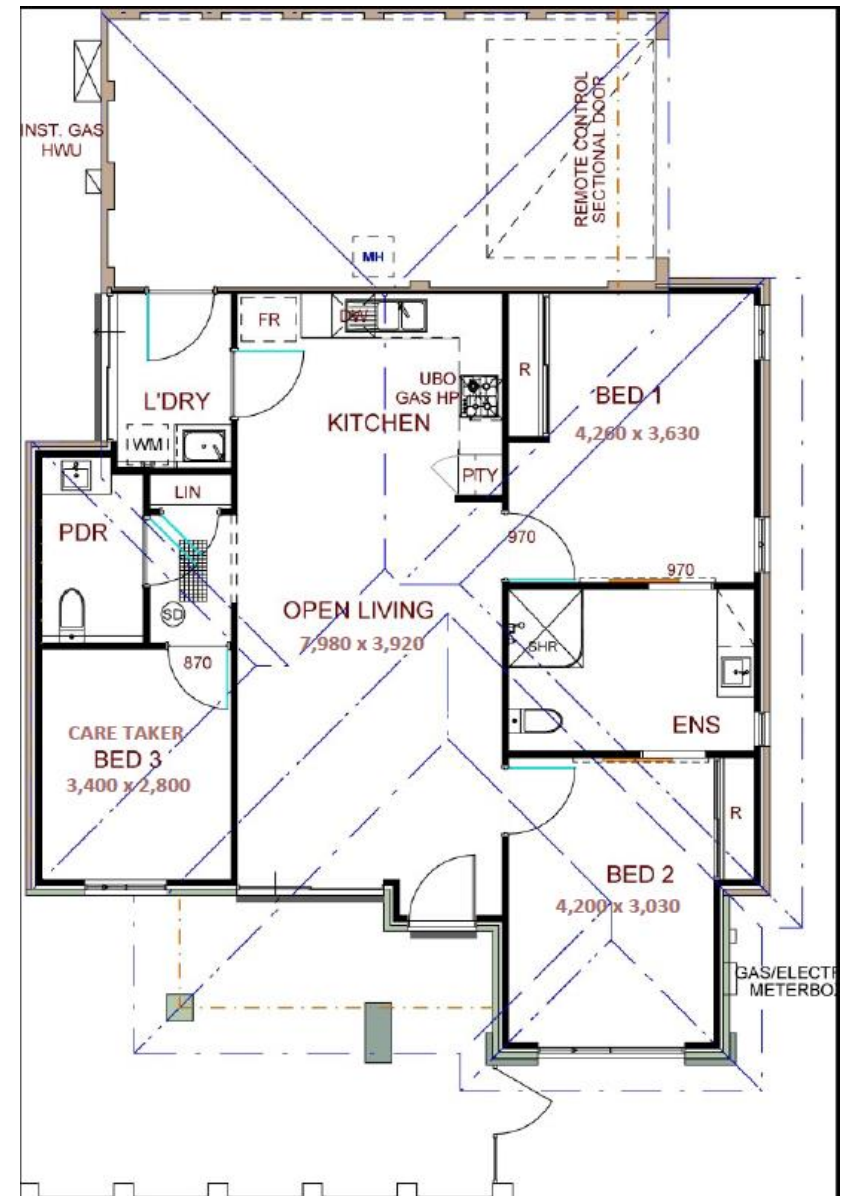
Building Size: 147.72-155.4 sqm(1590.04- 1672.71 sqft)



Unit 1

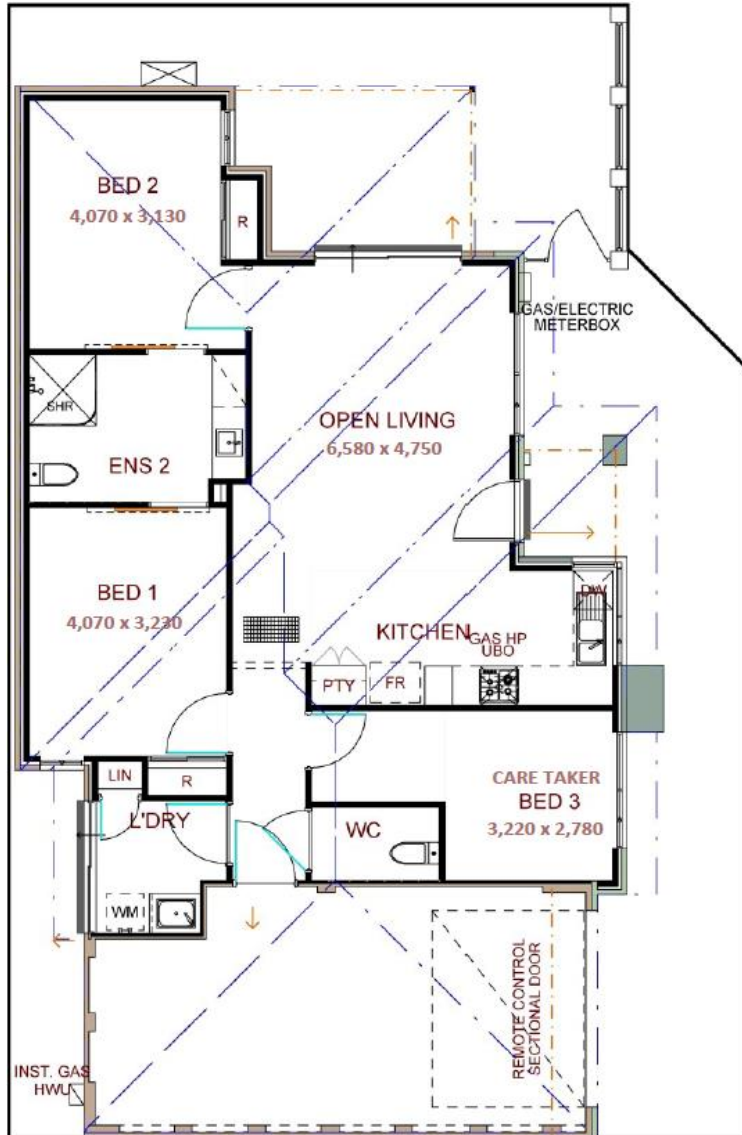
Land Size: 213m² (2292.71 sqft)

House	105.30m ²
Garage/Store	34.65m ²
Alfresco	5.94m ²
Porch	2.13m ²
Total	148.02m² (1593.27 sqft)



Unit 2

Land Size: 214m² (2303.48 sqft)

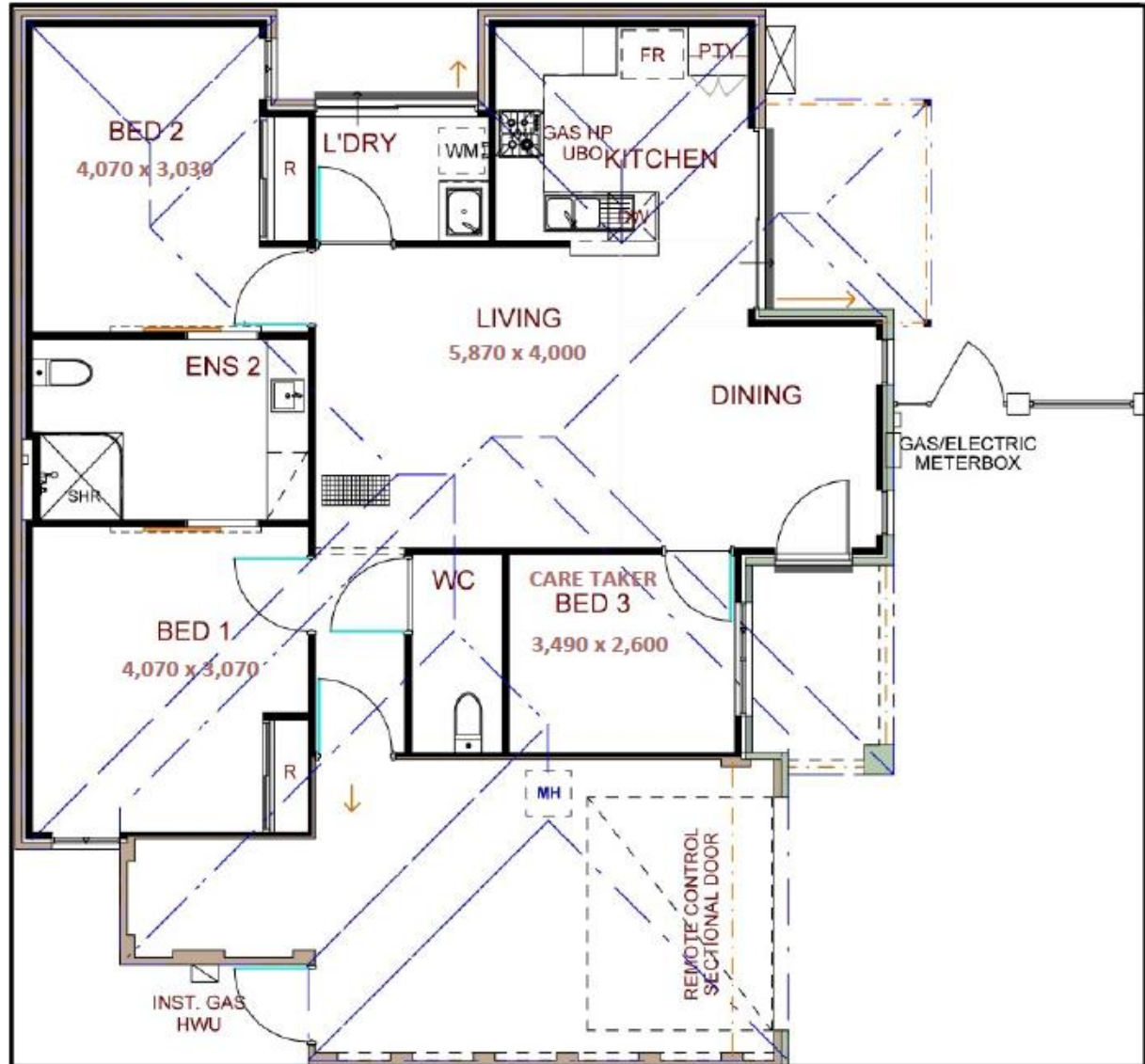


House	109.74m ²
Garage/Store	32.60m ²
Alfresco	9.69m ²
Porch	3.37m ²
Total	155.40m² (1672.71 sqft)

Unit 3

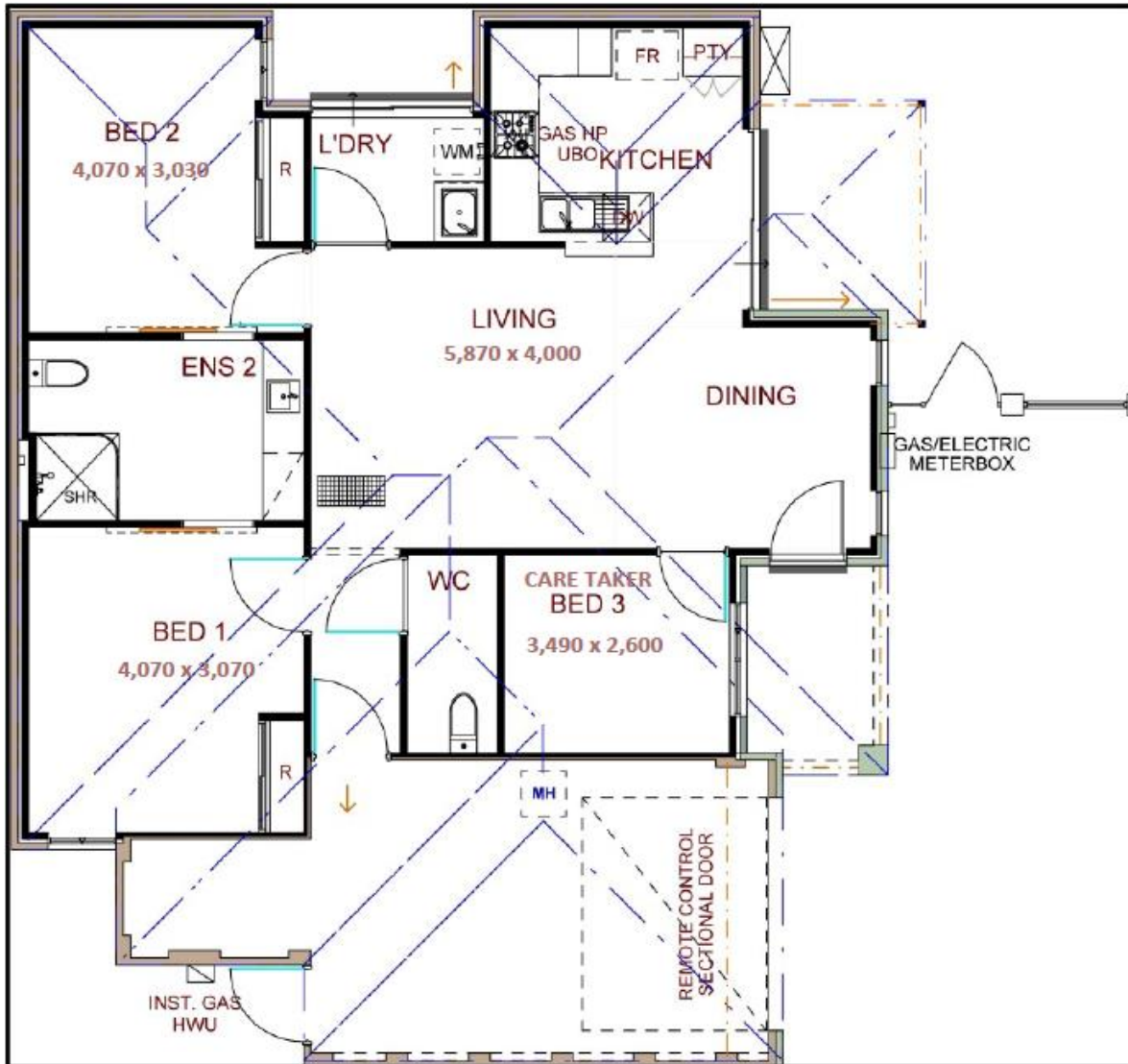
Land Size: 214m² (2303.48 sqft)

House	106.34m ²
Garage/Store	30.28m ²
Alfresco	6.00m ²
Porch	5.10m ²
Total	147.72m² (1590.04 sqft)



Unit 4

Land Size: 214m² (2303.48 sqft)

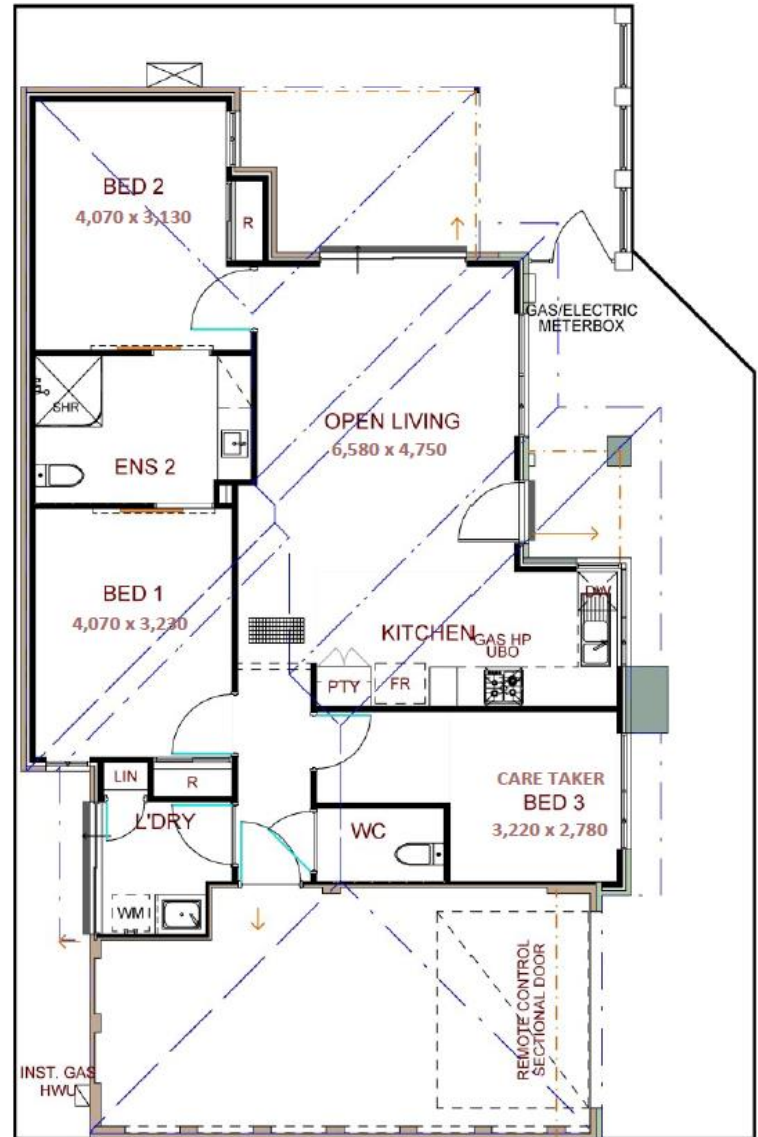


House	106.34m ²
Garage/Store	30.28m ²
Alfresco	6.00m ²
Porch	5.10m ²
Total	147.72m² (1590.04 sqft)

Unit 5

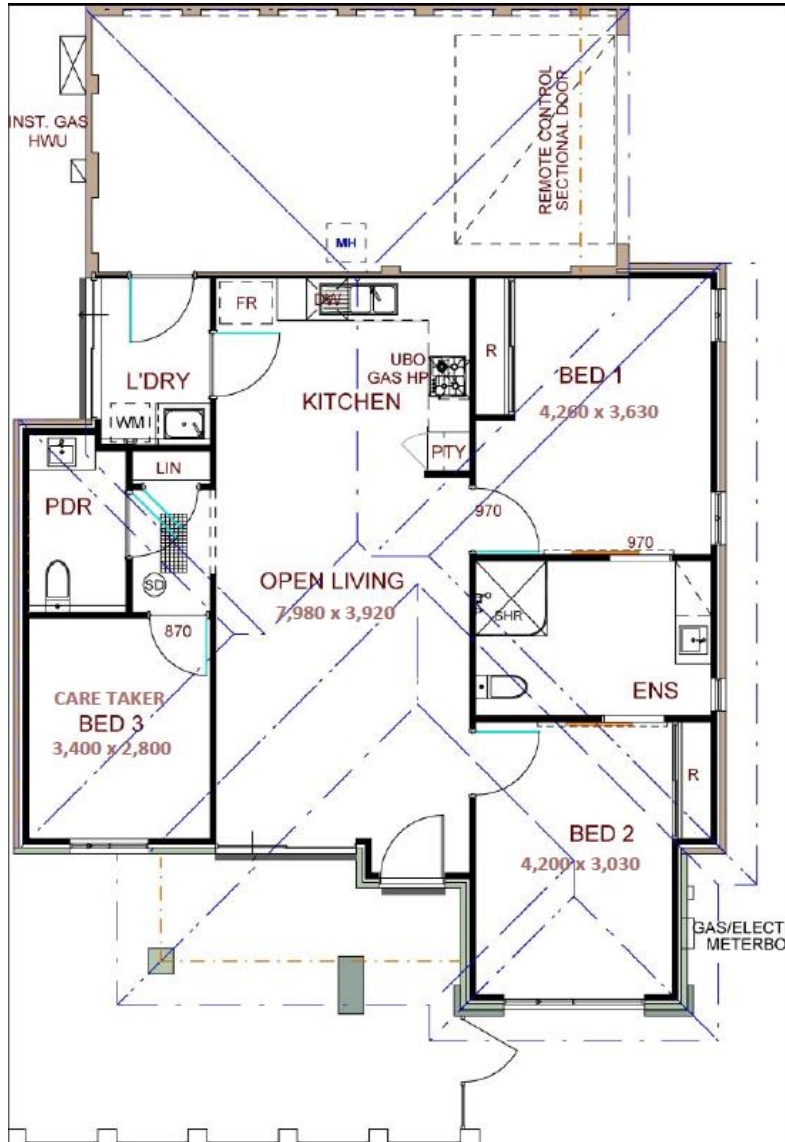
Land Size: 214m² (2303.48 sqft)

House	109.74m ²
Garage/Store	32.60m ²
Alfresco	9.69m ²
Porch	3.37m ²
Total	155.40m² (1672.71 sqft)



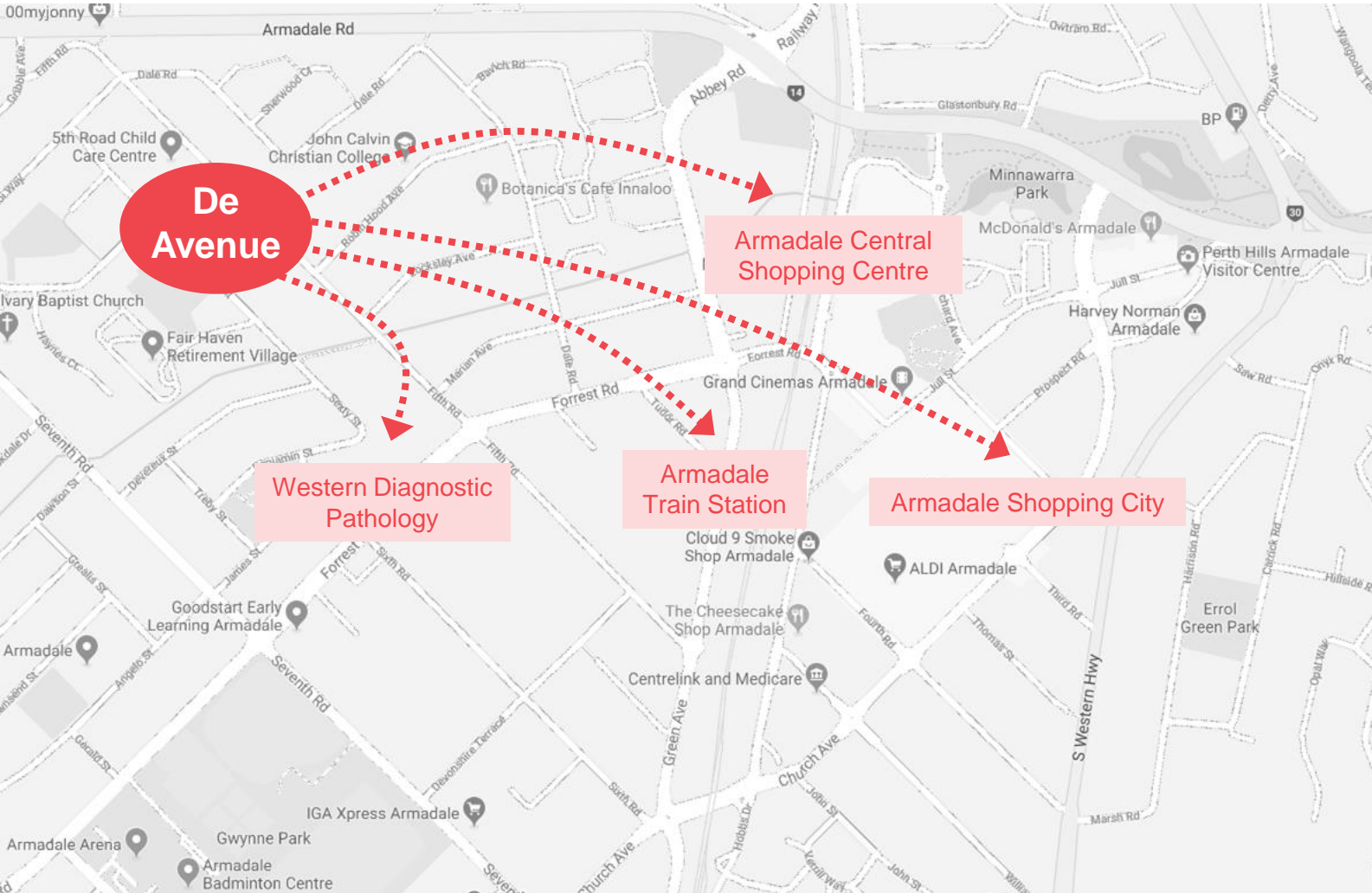
Unit 6

Land Size: 213m² (2292.71 sqft)



House	105.30m ²
Garage/Store	34.65m ²
Alfresco	5.94m ²
Porch	2.13m ²
Total	148.02m² (1593.27 sqft)

Property Location



Location

- 1.9km to Armadale Shopping City & Central Shopping Centre
- 1.1km to Armadale Train Station
- 550m to Western Diagnostic Pathology
- 3.8 km to Armadale hospital
- 33km to Perth CBD
- 30km to Perth airport



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