



Self Funded SDA Investment Model

Lot 1 Example St. Perth, WA

NDIS SDA 3brm + OOA Room - High Physical Support Design

100% Equity Funded

	3 x High Physical Support	2 x High Physical, x 1 Fully Accessible	1 x High Physical, 2 x Fully Accessible	3x Fully Accessible	2 x High Physical Support
Package Price (excluding SDA Fee)	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Land Price	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Build Cost	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
Avg. SDA Participant Plan & Placement fee	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Total Package Price	\$915,000	\$915,000	\$915,000	\$915,000	\$915,000
Purchase Costs					
Stamp Duty	\$7,250	\$7,250	\$7,250	\$7,250	\$7,250
Legal Fees	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Total Estimated Cost	\$923,750	\$923,750	\$923,750	\$923,750	\$923,750
Funded By					
Loan					
Cash/Equity					
Property Income					
NDIS SDA Allowance	\$128,294	\$113,424	\$98,554	\$83,685	\$85,529
RRC	\$29,160	\$29,160	\$29,160	\$29,160	\$19,440
Total Income	\$157,454	\$142,584	\$127,714	\$112,845	\$104,969
Gross Yield %	17.05%	15.44%	13.83%	12.22%	11.36%
Less Expenses					
Rates	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Interest					
Trust Fund Management					
Insurance, maintenance, pest control	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Avg. SDA Provider Management Fee	\$17,320	\$15,684	\$14,049	\$12,413	\$11,547
Total Expenses	\$22,820	\$21,184	\$19,549	\$17,913	\$17,047
Estimated Net Income	\$134,634	\$121,400	\$108,166	\$94,932	\$87,922
Estimated Net Yield on Costs %	14.57%	13.14%	11.71%	10.28%	9.52%