



Property Performance Review.

Prepared exclusively for

Hari Varma

8 Crabapple Court Upper Caboolture, QLD 4510

Annual Review | August 2026

A Note from Your Advisor

Dear Hari Varma,

It is hard to believe it has already been 12 months since we secured 8 Crabapple Court Upper Caboolture together. What a first year it has been.

The headline result speaks for itself — your property has grown in value by an estimated \$135,000 since settlement in August 2025, representing a 16.9% capital gain over 12 months. This provides a strong foundation for the next stage of your property strategy.

Beyond the growth story, rental performance has strengthened. Weekly rent has increased from \$690 to \$710, a lift of \$20 per week and approximately \$1,040 in annual income.

This report gives you a clear, honest picture of where your investment stands today — what it is worth, what it is earning, and what the market around it is doing. It also outlines how your equity position could support a conversation with your mortgage broker and the next purchase in your property journey.

We are proud of the result we have achieved together, and we look forward to helping you build on it. As always, we are just a call away.

Warm regards,

Julian Khursigara

Search Party Property

0418 679 283

searchpartyproperty.com.au

Your Year at a Glance

August 2025 to August 2026

PURCHASE PRICE

\$800,000

August 2025

CURRENT APPRAISAL

\$935,000

August 2026

CAPITAL GROWTH

\$135,000

16.9% p.a.

INITIAL RENT

\$690/week

CURRENT RENT

\$710/week

RENT INCREASE ACHIEVED

+\$20/week

+2.9% since purchase

Cash Flow Picture

This 12-month cash-flow snapshot uses current rent, review inputs and the established finance-model cost defaults. Loan repayments are modelled from the initial purchase price and original LVR.

Annual Rental Income

	WEEKLY	ANNUAL
Potential Annual Rental Income	\$710/wk	\$36,920
Less Vacancy Allowance (2 weeks)		-\$1,420
Rental Income After Vacancy		\$35,500

Annual Operating Costs

	ANNUAL
Property Management (7.7%)	\$2,734
Council / Water	\$2,400
Strata / Body Corporate	\$0
Building & Landlord Insurance	\$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	\$16,000
Land Tax (QLD)	\$1,000
Total Annual Operating Costs	\$24,134

RENT AFTER VACANCY	NET OPERATING INCOME	ANNUAL CASH FLOW AFTER LOAN REPAYMENTS	WEEKLY CASH FLOW AFTER LOAN REPAYMENTS
\$35,500	\$11,366	-\$47,742	-\$918

Loan Repayments

	ANNUAL
Interest (6.25%)	\$49,734
Principal Repayment	\$9,374
Total Annual Loan Repayments	\$59,109

Principal is estimated on a standard 30-year principal-and-interest schedule. Maintenance is modelled at 2% of the initial purchase price per annum. Tax benefits and depreciation are excluded.

Rental & Capital Growth Performance

Capital Growth

PURCHASE PRICE

\$800,000

August 2025

CURRENT APPRAISAL

\$935,000

August 2026

CAPITAL GROWTH

\$135,000

16.9% p.a.

Since 8 Crabapple Court Upper Caboolture, QLD 4510 was purchased in August 2025 for \$800,000, the current appraisal of \$935,000 reflects capital growth of approximately \$135,000.

Rental Performance

INITIAL RENT

\$690/week

CURRENT RENT

\$710/week

RENT INCREASE ACHIEVED

+\$20/week

+2.9% since purchase

Review Commentary

PROPERTY MANAGER COMMENTARY

We have lovely tenants in the property taking great care of the home. There is a fairly extensive section of the side yard that the tenants are constantly having to kill the weeds. It would be ideal if this was pulled up and turfed to make the maintenance side of things easier for them. This will be an ongoing issue unless it is addressed.

ADVISOR REVIEW

Very strong growth with a well timed purchase into a high growth area of Caboolture with strong rental support.

Comparable Sales



4 EBONY STREET UPPER CABOOLTURE QLD 4510

\$1,075,000

3/2/2 512m2 205m2 0.11km 30-May-26



31 MERRYVALE CIRCUIT LILYWOOD QLD 4513

\$970,000

4/2/2 438m2 146m2 0.43km 24-Mar-26



47 ARCADIA STREET UPPER CABOOLTURE QLD 4510

\$942,500

4/2/2 512m2 154m2 0.49km 25-Jun-26



16 ARCADIA STREET UPPER CABOOLTURE QLD 4510

\$880,000

4/2/2 508m2 0.6km 20-May-26

Comparable Rental Evidence

Recently leased properties in the immediate area, used to sanity-check the current rental position.



17 JERSEY STREET LILYWOOD QLD 4513

4/2/2 467m2 0.23km Leased 05-Jun-26

\$750/WEEKLY



16 WOODFERN DRIVE UPPER CABOOLTURE QLD 4510

4/2/2 615m2 152m2 0.28km Leased 07-Jun-26

\$700/WEEKLY



96 MERRYVALE CIRCUIT LILYWOOD QLD 4513

4/2/2 375m2 0.35km Leased 21-Jul-26

\$725/WEEKLY

Your Equity Story

In 12 months, you have created an estimated \$135,000 in new wealth.

What We Know

METRIC	VALUE
Purchase Price	\$800,000
Current Appraisal	\$935,000
Capital Growth	\$135,000
Annualised Growth	16.9% p.a.
Current Rent	\$710/week

Planning Your Next Move

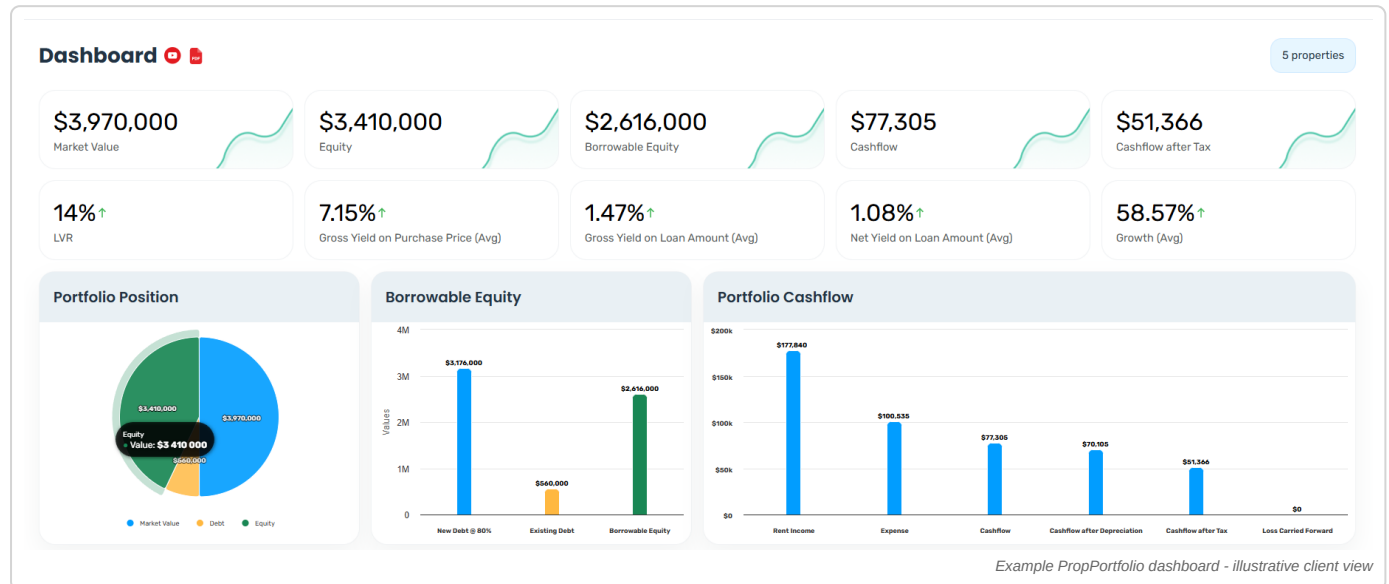
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm borrowing capacity and loan options?

Book a Portfolio Strategy Session

Let's explore how to make your equity work harder for your future.

Building a Retirement Strategy with PropPortfolio

PropPortfolio is our proprietary portfolio tracking and scenario modelling platform. It provides real-time visibility over your property portfolio's performance, equity position, and projected retirement income — all in one place.



With PropPortfolio, you can:

- Track your portfolio's real-time value and equity position
- Model different retirement income scenarios based on your actual holdings
- See how adding one more property could change your retirement outcome
- Monitor rental performance, vacancy, and cash flow across all properties

Request Access to Your Live Dashboard

Ask your advisor how PropPortfolio can support your portfolio tracking and planning.

Your Next Steps

Thank you for trusting Search Party Property with your investment journey, Hari Varma. Here's what we recommend as your immediate next steps:

1 Set Up Your PropPortfolio Account

Create your account so your property and broader portfolio position can be tracked in one place.

2 Plan a PropPortfolio Session

Book a session with your advisor to review your position, equity options and next-property plan.

Julian Khursigara

Search Party Property

0418 679 283

searchpartyproperty.com.au

Disclaimer

The information presented in this document is provided to assist you in making an investment decision. This report is not a sworn valuation, building inspection, or legal opinion. While we have taken reasonable steps to verify the accuracy of the information, data may be subject to errors or omissions for a variety of reasons. No single piece of information should be relied upon in isolation. Market conditions may change over time, and Search Party Property accepts no responsibility for the future price or performance of any property purchased. The purchaser is solely responsible for making the final investment decision and assumes all associated risks.