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
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Your Year at a Glance

August 2025 to August 2026

PURCHASE PRICE	CURRENT APPRAISAL	CAPITAL GROWTH
$800,000	$935,000	$135,000
August 2025	August 2026	16.9% p.a.

INITIAL RENT	CURRENT RENT	RENT INCREASE ACHIEVED
$690/week	$710/week	+$20/week
		+2.9% since purchase

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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	CURRENT APPRAISAL	CAPITAL GROWTH
$800,000	$935,000	$135,000
August 2025	August 2026	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	CURRENT RENT	RENT INCREASE ACHIEVED
$690/week	$710/week	+$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

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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

Source: RP Data

Comparable Rents

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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

Source: RP Data

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Suburb Health Check — Upper Caboolture, QLD

Powered by HTAG Market Intelligence. These scores and metrics provide an independent assessment of the suburb's investment fundamentals.

Market Intelligence Scores

OVERALL	LOWER RISK	CASH FLOW	CAPITAL GROWTH
73 out of 100	75 out of 100	82 out of 100	61 out of 100

1.0/10 **HAPI Score** — Housing Affordability & Performance Index. A composite measure of the suburb's investment attractiveness.

Annualised Growth

HORIZON	PRICE CAGR	CUMULATIVE	RENT CAGR	CUMULATIVE
1 Year	+14.0%	+14.0%	+4.0%	+4.0%
3 Years	+14.4%	+49.8%	+7.4%	+23.9%
5 Years	+15.3%	+103.5%	+11.8%	+75.1%
10 Years	+10.8%	+178.9%	+6.7%	+91.5%

Market Cycle & Fundamentals

METRIC	VALUE
Market Cycle Position	(+)Decreasing
Cycle Price Index	213
Projected Capital Growth (annual)	-1.0% to +13.0%
Projected Rent Increase (annual)	+0.0%
Renter Ratio	22%
Years to Own	54.6
IRSAD Decile	4

Key: *RCS = Residential Community Score | HAPI = Housing Affordability & Performance Index | CAGR = Compound Annual Growth Rate | DOM = Days on Market | IRSAD = Index of Relative Socio-Economic Advantage & Disadvantage. Source: HTAG / SuburbTrends.*

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.

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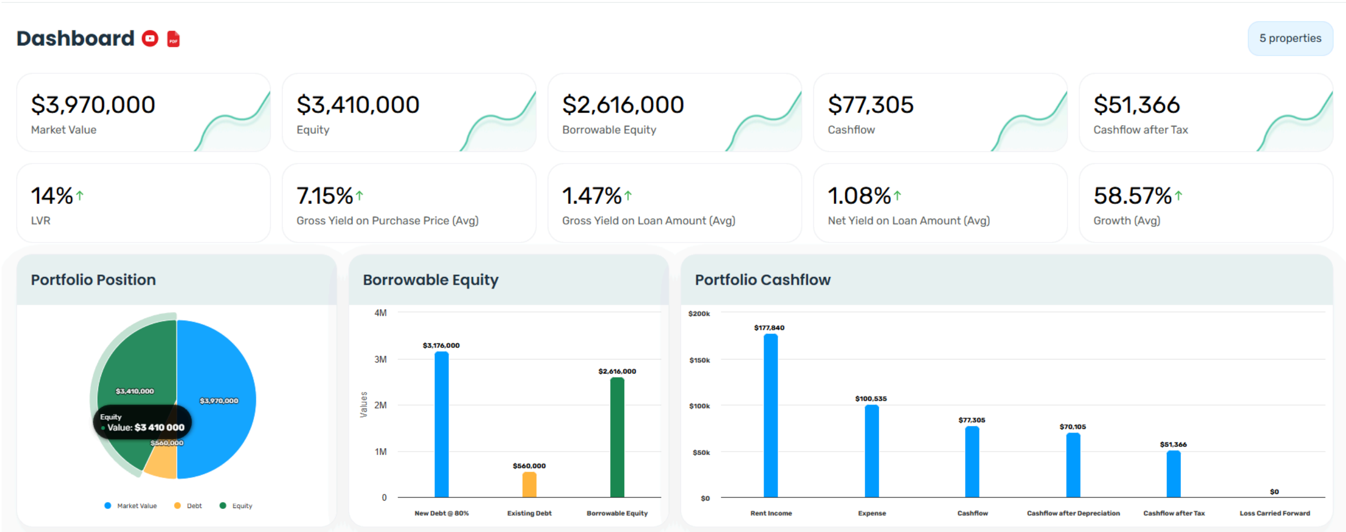
Building a Retirement Strategy with PropPortfolio

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.



Example PropPortfolio dashboard - illustrative client view

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.

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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

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Appendix — Market Data

Monthly Trends — Upper Caboolture (House)

PERIOD	TYPICAL PRICE	SALES	MEDIAN RENT	RENTALS	DOM
Jul 2026	$1,069,931	2	$632/wk	9	27
Jun 2026	$1,064,873	3	$632/wk	9	45
May 2026	$1,059,815	4	$631/wk	9	51
Apr 2026	$1,044,196	11	$629/wk	8	0
Mar 2026	$1,030,521	11	$627/wk	8	16
Feb 2026	$1,015,565	14	$625/wk	8	21
Jan 2026	$1,005,185	17	$622/wk	8	89
Dec 2025	$991,130	8	$619/wk	7	37
Nov 2025	$980,007	7	$617/wk	7	20
Oct 2025	$968,243	13	$615/wk	7	37
Sep 2025	$959,359	15	$612/wk	7	82
Aug 2025	$948,920	11	$610/wk	6	37

Disclaimer

Data sourced from HTAG / SuburbTrends and RP Data. Market scores, growth rates, and trend data are indicative and based on available transaction records. They should not be relied upon as the sole basis for investment decisions. Search Party Property Pty Ltd does not guarantee the accuracy, completeness, or timeliness of this data. This report is prepared for the exclusive use of the named recipient and does not constitute financial, legal, or tax advice. Seek independent professional advice before making investment decisions.

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