SEARCH PARTY
PROPERTY

Due Diligence Report

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PREPARED FOR

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5 September 2026

Property image

Property Recommendation

SEARCH PARTY
PROPERTY

Client Buying Brief

WHAT WE ARE LOOKING FOR

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Why We Like It

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Property Overview

AGENT EXPECTED PRICE **$349,998**

RENT	$400-$500
YIELD	4.16%-5.20%

BED / BATH / CAR	**N/A**
DWELLING TYPE	**House**
BLOCK SIZE	**773**
HOUSE SIZE	**112**
BUILT	**2014**
FLOOD ZONE	**No**
BUSHFIRE ZONE	**No**
PLANNING ZONE	**Low Density Residential**

Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$500,000	VIC

Deposit 20%	$100,000
Loan amount	$400,000
Estimated stamp duty	$25,070
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$16,000
Total funds required	**$145,180**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$217 to -$310	4.16% - 5.20%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$400	$500	$1,950	$23,400
Holding costs				
Council/water	($46)	($46)	($200)	($2,400)
Strata / body corp	$0	$0	$0	$0
Building insurance	($31)	($31)	($133)	($1,600)
Landlord insurance	($8)	($8)	($33)	($400)
Land tax	($26)	($26)	($113)	($1,350)
Property management fee (7.70%)	($31)	($39)	($150)	($1,802)
Loan repayments	($568)	($568)	($2,463)	($29,554)
Pre-tax cashflow	($310)	($217)	($1,142)	($13,706)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	6.25%	30 Years

Disclaimer

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