SEARCH PARTY PROPERTY

Due Diligence Report

1&2/167 Graham Road, Morayfield, Qld 4506

PREPARED FOR

Cracker Deal

10 September 2026

Property Recommendation

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Client Buying Brief

WHAT WE ARE LOOKING FOR

> *Buying brief not supplied.*

Why We Like It

- Why we like it:
- Built in 2018
- Two income streams from one freehold title
- Current combined rent of $1,005 / week
- Leases in place through March / May 2027
- Low maintenance property
- 5 bedrooms, 3 bathrooms and 2 garages combined
- Unit 1: 3 bedrooms including main with ensuite, open-plan living/dining, alfresco and single garage
- Unit 2: 2 bedrooms, air-conditioned tiled living, covered outdoor area and single garage
- Fully fenced low-maintenance yards Approx. 5 minutes to highway access Close to transport, shopping, schools and amenities Current gross yield approx. 5.23% at $1m price Potential to purchase ~ $100,000 under $1.1m asking price.

Property Overview

AGENT EXPECTED PRICE **$1,000,000**

RENT **$1,005**

YIELD **5.39%**

BED / BATH / CAR **5/3/2**	DWELLING TYPE **Dual Occ**
BLOCK SIZE **451 m2**	HOUSE SIZE **~ 200 m2**
BUILT **2018**	FLOOD ZONE **No**
BUSHFIRE ZONE **No**	PLANNING ZONE **General Residential - Next generation neighbourhood**

Cashflow Analysis

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Upfront Costs

INITIAL OFFER	STATE
$970,000	QLD

Deposit 20%	$194,000
Loan amount	$776,000
Estimated stamp duty	$36,675
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$16,000
Total funds required	**$250,785**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$260 to -$260	5.39% - 5.39%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$1,005	$1,005	$4,355	$52,260
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	$0	$0	$0	$0
Property management fee (7.70%)	($77)	($77)	($335)	($4,024)
Loan repayments	($1,103)	($1,103)	($4,778)	($57,336)
Pre-tax cashflow	($260)	($260)	($1,125)	($13,500)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

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

Sales & Suburb Analysis

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Comparable Sales

46 FELICITY STREET MORAYFIELD QLD 4506 $1,160,000 Sold Dual Key 439m2 98m25 3 2 Year Built 2018 DOM 37 Sold Date 23-Feb-26 Distance 1.75km First Listing Expression of Interest Last Listing SOLD BY MARINO FATOVIC 2 1/64 MEADOWVIEW DRIVE MORAYFIELD QLD 4506

5/3/2 546m2 210m2 0.28km 21-Dec-25

$1,070,000

23-25 FEATHER COURT MORAYFIELD QLD 4506

5/3/2 600m2 100m2 1.9km 13-Jul-26

$1,100,000

36 JACK STREET MORAYFIELD QLD 4506

5/3/2 405m2 190m2 0.22km 04-Dec-25

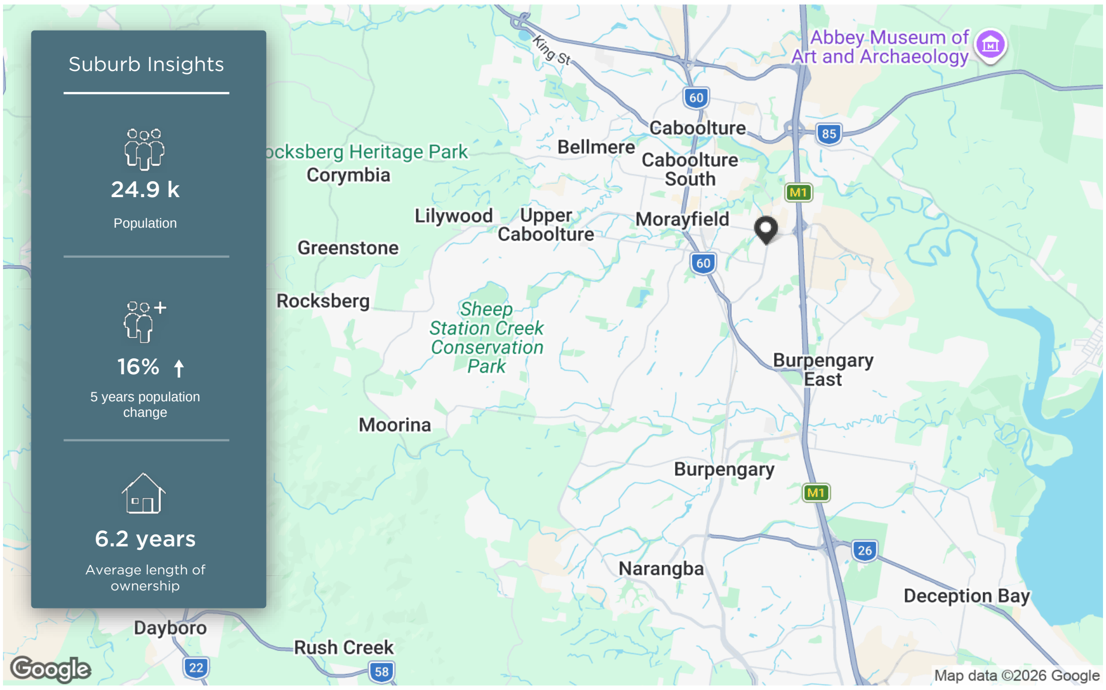
$975,000

20 SIMPATICO STREET MORAYFIELD QLD 4506

5/3/2 436m2 83m2 4.33km 03-Dec-25

$1,030,000

Demographic Insights



The size of Morayfield is approximately 44.5 square kilometres. There are 58 parks, covering nearly 6.3% of the total area. The population of Morayfield in 2016 was 21394 people. By 2021 the population was 24898 showing a population growth of 16.4% in the area during that time. The predominant age group in Morayfield is 20-29 years. Households in Morayfield are primarily couples with children and are likely to be repaying $1400 - $1799 per month on mortgage repayments. In general, people in Morayfield work in a trades occupation.In 2021, 53.30% of the homes in Morayfield were owner-occupied compared with 55.10% in 2016.

Source: RP Data

Floor Plan

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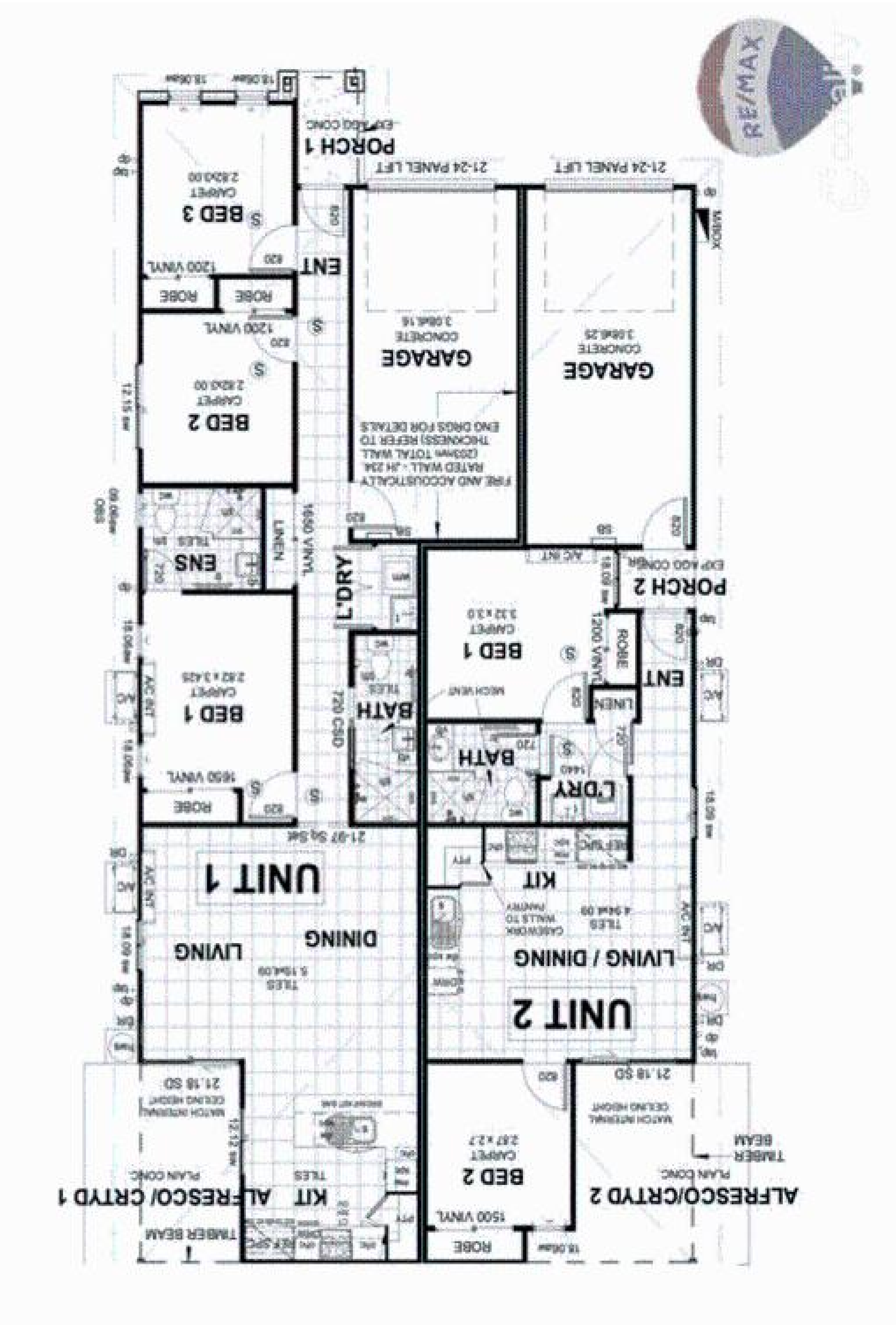

Disclaimer

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