Property Performance Review.

Prepared exclusively for

Nick Graham & Jess Graham

9/51 Braemore Street, Seville Grove, 6112 WA

Annual Review | September 2026

SEARCH PARTY PROPERTY

Your Year at a Glance

August 2025 to September 2026

PURCHASE PRICE	CURRENT APPRAISAL	CAPITAL GROWTH
$527,000	**$620,000**	**$93,000**
August 2025	September 2026	16.3% p.a.

INITIAL RENT	CURRENT RENT	RENT INCREASE ACHIEVED
$575/week	**$610/week**	**+$35/week**
		+6.1% since purchase

PROPERTY MANAGER COMMENTARY

N/A

ADVISOR REVIEW

A well selected property that has performed very well in a buoyant Perth market. Recent legislative headwinds have taken a little momentum out of the proverbial sales but outlook remains strong.

A Note from Your Advisor

Dear Nick Graham & Jess Graham,

It is hard to believe it has already been 13 months since we secured 9/51 Braemore Street together. What a first year it has been.

The headline result speaks for itself — your property has grown in value by an estimated $93,000 since settlement in August 2025, representing a 17.6% capital gain over 13 months. This provides a strong foundation for the next stage of your property strategy.

The property is currently earning $575 per week, in line with the rent achieved at purchase.

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

SEARCH PARTY PROPERTY

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	**$610/wk**	**$31,720**
Less Vacancy Allowance (4 weeks)		-$2,440
Rental Income After Vacancy		**$29,280**

Annual Operating Costs

	ANNUAL
Property Management (8.8%)	$2,577
Council / Water	$2,400
Strata / Body Corporate	$1,600
Building & Landlord Insurance	$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	$10,540
Land Tax (WA)	$300
Total Annual Operating Costs	**$19,417**

RENT AFTER VACANCY	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$29,280	**$9,863**	**-$17,261**	**-$332**

Loan Repayments

	ANNUAL
Interest (6.25%)	$23,917
Principal Repayment	$4,508
Total Annual Loan Repayments	**$28,425**

Estimated Negative Gearing Benefit

	ANNUAL
Estimated Tax-Deductible Rental Expenses	$32,793
Estimated Taxable Rental Position	-$3,513
Estimated Tax Benefit (37% marginal rate)	**$1,300**

Principal is estimated on a standard 30-year principal-and-interest schedule. Maintenance is modelled at 2% of the initial purchase price per annum. Negative gearing is estimated at a 37% marginal tax rate on the modelled taxable rental loss; it excludes principal repayments and the generic maintenance/capex reserve. Obtain personal tax advice before relying on it.

Comparable Sales

Comparable Sales

32/135 CHALLIS ROAD SEVILLE GROVE WA 6112

3/1/2 216m2 110m2 0.82km 01-Jul-26

$620,000

37/135 CHALLIS ROAD SEVILLE GROVE WA 6112

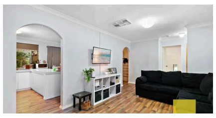
3/1/2 216m2 110m2 0.82km 01-Aug-26

$610,000

33/25 DALE ROAD ARMADALE WA 6112

3/1/1 256m2 79m2 1.56km 27-Jun-26

$632,500



26A SILVERHILL LOOP SEVILLE GROVE WA 6112

3/1/1 303m2 101m2 1.64km 01-May-26

$680,000

Source: RP Data

Comparable Rents

SEARCH PARTY
PROPERTY

Comparable Rental Evidence

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

14/51 BRAEMORE STREET SEVILLE GROVE WA 6112 — **$620/WEEKLY**

3/1/2 212m2 104m2 0km Leased 07-Sep-26

57C CHALLIS ROAD ARMADALE WA 6112 — **$610/WEEKLY**

3/1/2 466m2 103m2 0.55km Leased 11-Jun-26

5/135 CHALLIS ROAD SEVILLE GROVE WA 6112 — **$680/WEEKLY**

3/1/2 217m2 110m2 0.82km Leased 22-Sep-26

34/135 CHALLIS ROAD SEVILLE GROVE WA 6112 — **$625/WEEKLY**

3/1/2 216m2 110m2 0.82km Leased 11-Jun-26

36/135 CHALLIS ROAD SEVILLE GROVE WA 6112 — **$580/WEEKLY**

3/1/2 218m2 146m2 0.82km Leased 28-May-26

Source: RP Data

SEARCH PARTY PROPERTY

Suburb Profile — Seville Grove, WA

HTAG market profile for the house segment, All bedrooms. Data period ending 31 August 2026.

Market Snapshot

TYPICAL PRICE	MEDIAN RENT	GROSS YIELD	CONFIDENCE
$810,957	$620/week	4.0%	High
House	All bedrooms		

Market Scale & Activity

METRIC	VALUE
Annual sales volume	240
Annual rental volume	207
Estimated dwellings	4,111
Adult population	11,408
Latest period sales	4
Latest period rentals	15

Source: HTAG Market Intelligence / SuburbTrends. These are suburb-level indicators for market context and are not a property valuation or forecast.

Suburb Health Check — Seville Grove, WA

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
66	81	75	42
out of 100	out of 100	out of 100	out of 100

6.0/10 **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	+13.2%	+13.2%	+6.3%	+6.3%
3 Years	+18.4%	+66.1%	+12.4%	+42.0%
5 Years	+18.4%	+132.5%	+13.6%	+89.1%
10 Years	+9.0%	+136.1%	+7.1%	+98.7%

Market Cycle & Fundamentals

METRIC	VALUE
Market Cycle Position	(+)Decreasing
Cycle Price Index	78
Projected Capital Growth (annual)	+0.0% to +12.0%
Projected Rent Increase (annual)	+3.6%
Renter Ratio	27%
Years to Own	42.9
IRSAD Decile	3

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

SEARCH PARTY PROPERTY

Your Equity Story

In 13 months, you have created an estimated $93,000 in new wealth.

What We Know

METRIC	VALUE
Purchase Price	$527,000
Current Appraisal	$620,000
Capital Growth	$93,000
Annualised Growth	16.3% p.a.
Current Rent	$610/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?

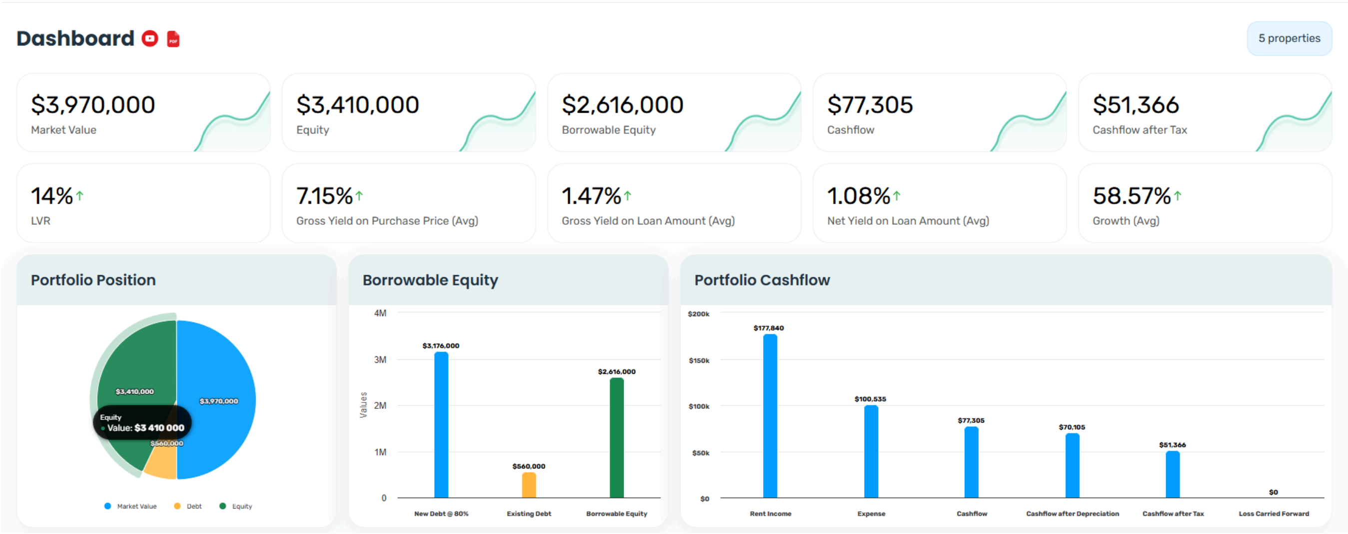
Book a Portfolio Strategy Session

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

SEARCH PARTY PROPERTY

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.

Your Next Steps

Thank you for trusting Search Party Property with your investment journey, Nick Graham & Jess Graham. 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.