Property Performance Review.

Prepared exclusively for

Zubin & Meher Nariman

11 Finch Court Burpengary East

Annual Review | September 2026

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Your Year at a Glance

July 2024 to September 2026

PURCHASE PRICE	CURRENT APPRAISAL	CAPITAL GROWTH
$725,000	$940,000	$215,000
July 2024	September 2026	13.7% p.a.

INITIAL RENT	CURRENT RENT	RENT INCREASE ACHIEVED
$650/week	$685/week	+$35/week
		+5.4% since purchase

PROPERTY MANAGER COMMENTARY

NA

ADVISOR REVIEW

Continued strong performance out of 11 Finch Court with the property valued at over $200,000 its original purchase price. Tremendous results and with the Brisbane market remaining strong the outlook is looking very positive.

A Note from Your Advisor

Dear Zubin & Meher Nariman,

It is hard to believe it has already been 26 months since we secured 11 Finch Court Burpengary East together. It has been an important period for your investment.

The headline result speaks for itself — your property has grown in value by an estimated $215,000 since settlement in July 2024, representing a 29.7% capital gain over 26 months. This provides a strong foundation for the next stage of your property strategy.

The property is currently earning $650 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

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	**$685/wk**	**$35,620**
Less Vacancy Allowance (2 weeks)		-$1,370
Rental Income After Vacancy		**$34,250**

Annual Operating Costs

	ANNUAL
Property Management (6.6%)	$2,260
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	$14,500
Land Tax (QLD)	$1,250
Total Annual Operating Costs	**$22,410**

RENT AFTER VACANCY	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$34,250	**$11,840**	**-$27,419**	**-$527**

Loan Repayments

	ANNUAL
Interest (6.25%)	$36,058
Principal Repayment	$6,796
Total Annual Loan Repayments	**$42,854**

Estimated Negative Gearing Benefit

	ANNUAL
Estimated Tax-Deductible Rental Expenses	$43,968
Estimated Taxable Rental Position	-$9,718
Estimated Tax Benefit (37% marginal rate)	**$3,596**

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

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Comparable Sales

9 SMITH STREET BURPENGARY EAST QLD 4505

4/2/2 453m2 148m2 0.27km 09-Jun-26

$900,000

10 SMITH STREET BURPENGARY EAST QLD 4505

4/2/2 451m2 142m2 0.3km 07-Aug-26

$890,000

17 FELTHAM CIRCUIT BURPENGARY EAST QLD 4505

4/2/2 450m2 154m2 0.51km 19-May-26

$922,000

Source: RP Data

Comparable Rents

Comparable Rental Evidence

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

52 EMERALD STREET BURPENGARY EAST QLD 4505

4/2/2 450m2 144m2 0.23km Leased 31-Mar-26

$700/WEEKLY

7 LIPPIATT COURT BURPENGARY EAST QLD 4505

4/2/2 480m2 146m2 0.24km Leased 19-Aug-26

$680/WEEKLY

8 SMITH STREET BURPENGARY EAST QLD 4505

4/2/2 451m2 151m2 0.3km Leased 21-Jul-26

$680/WEEKLY

29 FLORENCE STREET BURPENGARY EAST QLD 4505

4/2/2 410m2 0.46km Leased 30-Apr-26

$700/WEEKLY

Source: RP Data

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Suburb Profile — Burpengary East, QLD

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

Market Snapshot

TYPICAL PRICE	MEDIAN RENT	GROSS YIELD	CONFIDENCE
$1,288,072	**$673/week**	**2.7%**	**High**
House	All bedrooms		

Market Scale & Activity

METRIC	VALUE
Annual sales volume	250
Annual rental volume	331
Estimated dwellings	6,317
Adult population	9,654
Latest period sales	4
Latest period rentals	27

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

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Suburb Health Check — Burpengary East, 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
65 out of 100	**74** out of 100	**79** out of 100	**41** 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	+19.1%	+19.1%	+19.6%	+19.6%
3 Years	+19.4%	+70.2%	+8.4%	+27.5%
5 Years	+14.4%	+96.0%	+11.2%	+69.7%
10 Years	+12.6%	+228.7%	+5.7%	+74.0%

Market Cycle & Fundamentals

METRIC	VALUE
Market Cycle Position	(+)Decreasing
Cycle Price Index	98
Projected Capital Growth (annual)	-11.0% to +25.0%
Projected Rent Increase (annual)	+5.5%
Renter Ratio	19%
Years to Own	61.1
IRSAD Decile	5

***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.*

Your Equity Story

In 26 months, you have created an estimated $215,000 in new wealth.

What We Know

METRIC	VALUE
Purchase Price	$725,000
Current Appraisal	$940,000
Capital Growth	$215,000
Annualised Growth	13.7% p.a.
Current Rent	$685/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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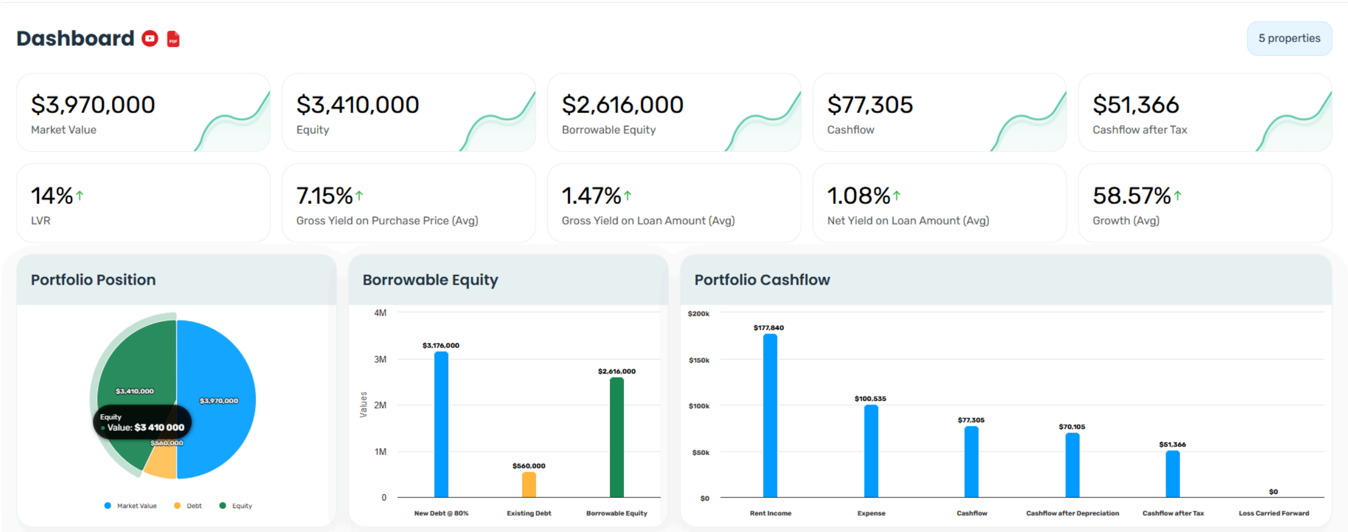
Building a Retirement Strategy with PropPortfolio

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.

Your Next Steps

Thank you for trusting Search Party Property with your investment journey, Zubin & Meher Nariman. 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

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