

SEARCH PARTY PROPERTY

Property Performance Review.

Prepared exclusively for

Safa Chebbou & Jeseer Ahmed

68 Irasburg Parade, Wellard

Annual Review | October 2026

Your Year at a Glance

May 2025 to October 2026

PURCHASE PRICE	CURRENT APPRAISAL	CAPITAL GROWTH
$600,000	$730,000	$130,000
May 2025	October 2026	15.3% p.a.

INITIAL RENT	CURRENT RENT	RENT INCREASE ACHIEVED
$650/week	$650/week	+$0/week
		+0.0% since purchase

A Note from Your Advisor

Hi Safa & Jeseer,

It is hard to believe it has already been 17 months since we secured 68 Irasburg Parade together. What a first year it has been.

The headline result speaks for itself — your property has grown in value by an estimated $130,000 since settlement in May 2025, representing a 21.7% capital gain over 17 months. This provides a strong foundation for the next stage of your property strategy.

In relation to the rental of your investment property, market rent currently sits at $680 per week.

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	**$650/wk**	**$33,800**
Less Vacancy Allowance (2 weeks)		-$1,300
Rental Income After Vacancy		**$32,500**

Annual Operating Costs

	ANNUAL
Property Management (5.5%)	$1,788
Additional PM Fees	$0
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	$12,000
Land Tax (WA)	$0
Total Annual Operating Costs	**$18,188**

RENT AFTER VACANCY	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$32,500	**$14,312**	**-$23,392**	**-$450**

Loan Repayments

	ANNUAL
Interest (6.47%)	$34,760
Principal Repayment	$6,070
Total Annual Loan Repayments	**$40,830**

Estimated Negative Gearing Benefit

	ANNUAL
Estimated Tax-Deductible Rental Expenses	$40,948
Estimated Taxable Rental Position	-$8,448
Estimated Tax Benefit (37% marginal rate)	**$3,126**

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



2 FAIRHAVEN BOULEVARD WELLARD WA 6170 — **$725,000**

3/2/2 303m2 148m2 0.04km 11-Sep-26



20 IPSWICH STREET WELLARD WA 6170 — **$740,000**

4/2/2 299m2 139m2 0.18km 12-Aug-26



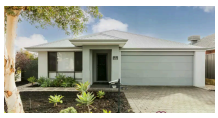
22 IPSWICH STREET WELLARD WA 6170 — **$750,000**

4/2/2 300m2 128m2 0.18km 08-Jul-26



24 IPSWICH STREET WELLARD WA 6170 — **$735,000**

3/2/2 300m2 143m2 0.19km 13-Aug-26



15 SEBAGO STREET WELLARD WA 6170 — **$705,000**

3/2/2 330m2 127m2 0.29km 09-Jul-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.



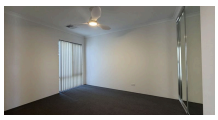
12 SAVOY LANE WELLARD WA 6170 — **$680/WEEKLY**

3/2/2 225m2 115m2 0.06km Leased 24-Apr-26



18 VERMONT GROVE WELLARD WA 6170 — **$680/WEEKLY**

3/2/2 306m2 125m2 0.11km Leased 24-Jun-26



12A VERMONT GROVE WELLARD WA 6170 — **$675/WEEKLY**

3/2/2 263m2 116m2 0.13km Leased 15-Oct-26



5 PERU LANE WELLARD WA 6170 — **$650/WEEKLY**

3/2/1 232m2 104m2 0.13km Leased 29-May-26



18 ATHENS ROAD WELLARD WA 6170 — **$650/WEEKLY**

3/2/1 240m2 0.2km Leased 29-Jun-26

Source: RP Data

Suburb Profile — Wellard, WA

HTAG market profile for the house segment, All bedrooms. Data period ending 30 September 2026.

Market Snapshot

TYPICAL PRICE	MEDIAN RENT	GROSS YIELD	CONFIDENCE
$877,177	**$646/week**	**3.8%**	**High**
House	All bedrooms		

Market Scale & Activity

METRIC	VALUE
Annual sales volume	322
Annual rental volume	458
Estimated dwellings	6,789
Adult population	14,127
Latest period sales	10
Latest period rentals	37

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

Suburb Health Check — Wellard, 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
78	87	85	63
out of 100	out of 100	out of 100	out of 100

7.0/10 **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	+17.8%	+17.8%	+2.7%	+2.7%
3 Years	+21.3%	+78.7%	+8.3%	+27.1%
5 Years	+17.6%	+124.7%	+11.8%	+74.9%
10 Years	+10.4%	+170.0%	+6.6%	+89.7%

Market Cycle & Fundamentals

METRIC	VALUE
Market Cycle Position	(+)Decreasing
Cycle Price Index	19
Projected Capital Growth (annual)	+1.0% to +10.0%
Projected Rent Increase (annual)	+2.0%
Renter Ratio	25%
Years to Own	38.9
IRSAD Decile	7

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 17 months, you have created an estimated $130,000 in new wealth.**

What We Know

METRIC	VALUE
Purchase Price	$600,000
Current Appraisal	$730,000
Capital Growth	$130,000
Annualised Growth	15.3% p.a.
Current Rent	$650/week

Planning Your Next Move

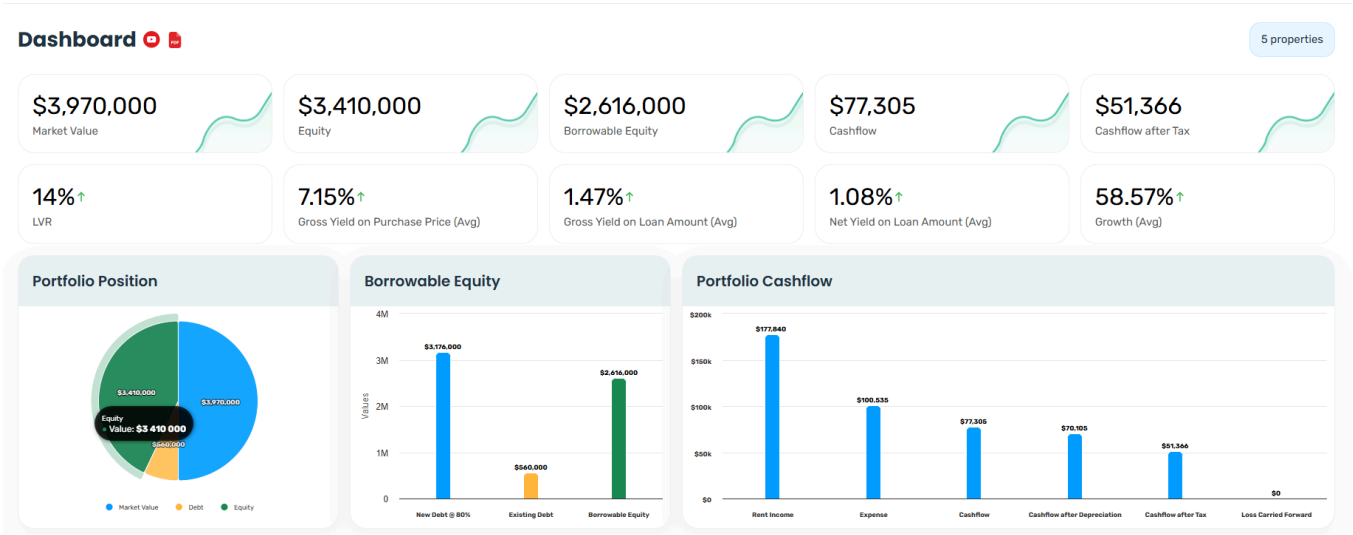
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm borrowing capacity and loan options?

Book a Portfolio Strategy Session

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

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, Safa Chebbou & Jeseer Ahmed. 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

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