

SEARCH PARTY PROPERTY

Property Performance Review.

Prepared exclusively for

Rob & Joy Armstrong

48 Olympic Parade, Kangaroo Flat

Annual Review | November 2026

Your Year at a Glance

January 2025 to November 2026

PURCHASE PRICE	CURRENT APPRAISAL	CAPITAL GROWTH
$536,000	$610,000	$74,000
January 2025	November 2026	7.5% p.a.

INITIAL RENT	CURRENT RENT	RENT INCREASE ACHIEVED
$490/week	$505/week	+$15/week
		+3.1% since purchase

A Note from Your Advisor

Hi Rob & Joy,

It is hard to believe it has already been 22 months since we secured 48 Olympic Parade together. What a first year it has been.

The headline result speaks for itself — your property has grown in value by an estimated $74,000 since settlement in January 2025, representing a 13.8% capital gain over 22 months. This provides a strong foundation for the next stage of your property strategy.

Beyond the growth story, rental performance has strengthened. Weekly rent has increased from $490 to $505, a lift of $15 per week and approximately $780 in annual income.

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
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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	**$505/wk**	**$26,260**
Less Vacancy Allowance (2 weeks)		-$1,010
Rental Income After Vacancy		**$25,250**

Annual Operating Costs

	ANNUAL
Property Management (7.15%)	$1,805
Additional PM Fees	$0
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	$10,720
Land Tax (VIC)	$975
Total Annual Operating Costs	**$17,900**

RENT AFTER VACANCY	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$25,250	**$7,350**	**-$27,732**	**-$533**

Loan Repayments

	ANNUAL
Interest (6.75%)	$36,005
Principal Repayment	$5,712
Total Annual Loan Repayments	**$41,718**

Estimated Negative Gearing Benefit

	ANNUAL
Estimated Tax-Deductible Rental Expenses	$43,186
Estimated Taxable Rental Position	-$17,936
Estimated Tax Benefit (37% marginal rate)	**$6,636**

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



4 SHERLOCK COURT KANGAROO FLAT VIC 3555 — **$595,000**

3/1/2 552m2 116m2 0.24km 26-Jul-26



186 ASPINALL STREET KANGAROO FLAT VIC 3555 — **$615,000**

3/1/4 942m2 131m2 0.67km 26-Jun-26



23 MOCKRIDGE DRIVE KANGAROO FLAT VIC 3555 — **$657,200**

3/2/3 730m2 132m2 0.37km 23-Oct-26



1 ROYCROFT COURT KANGAROO FLAT VIC 3555 $635,000 Sold 748m2 109m23 1 - Year Built 1993 DOM 31 Sold Date 06-Aug-26 Distance 0.6km First Listing $600,000 - $650,000 Last Listing $600,000 - $650,000 5 18 MOLESWORTH ROAD KANGAROO FLAT VIC 3555 — **$590,000**

3/1/1 739m2 116m2 0.83km 25-Jun-26

Source: RP Data

Comparable Rents

Comparable Rental Evidence

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



95A OLYMPIC PARADE KANGAROO FLAT VIC 3555 — **$500/WEEKLY**

3/1/2 654m2 121m2 0.48km Leased 06-Mar-26



26 MOCKRIDGE DRIVE KANGAROO FLAT VIC 3555 — **$500/WEEKLY**

3/1/1 655m2 130m2 0.37km Leased 15-Oct-26



30 MOCKRIDGE DRIVE KANGAROO FLAT VIC 3555 — **$630/WEEKLY**

3/2/3 847m2 151m2 0.38km Leased 05-Jun-26



41 JOHN STREET KANGAROO FLAT VIC 3555 — **$550/WEEKLY**

3/1/3 688m2 124m2 0.59km Leased 22-Sep-26



4 WALLABY AVENUE KANGAROO FLAT VIC 3555 — **$515/WEEKLY**

3/1/2 736m2 122m2 0.87km Leased 30-Sep-26

Source: RP Data

SEARCH PARTY PROPERTY

Your Equity Story

> **In 22 months, you have created an estimated $74,000 in new wealth.**

What We Know

METRIC	VALUE
Purchase Price	$536,000
Current Appraisal	$610,000
Capital Growth	$74,000
Annualised Growth	7.5% p.a.
Current Rent	$505/week

Planning Your Next Move

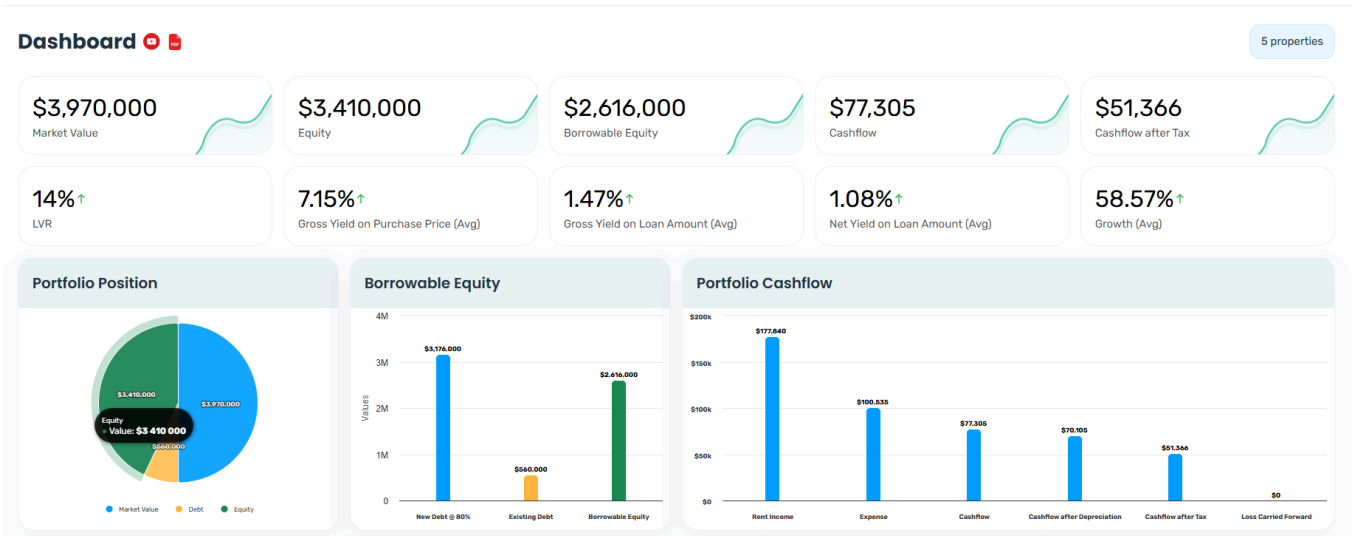
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm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

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Disclaimer

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