

SEARCH PARTY PROPERTY

Property Performance Review.

Prepared exclusively for

Jason Poon

1 Terri-Ester Drive, Berwick

Annual Review | November 2026

Your Year at a Glance

October 2025 to November 2026

PURCHASE PRICE	CURRENT APPRAISAL	CAPITAL GROWTH
$815,000	$855,000	$40,000
October 2025	November 2026	4.5% p.a.

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

PROPERTY MANAGER COMMENTARY

Tenancy is going really well; the renters are fantastic communicators and pay their rent on time. I currently have an open maintenance issue: a possible ceiling leak that Jason's preferred trade is looking at this week. Renters are currently paying $650 per week and we are looking at a rent increase of possibly $670 (waiting on Jason to confirm). Lease is due to end early Feb. The renters and owner have mentioned they are keen for another 12 months but waiting for the increase to confirm.

A Note from Your Advisor

Hi Jason,

It is hard to believe it has already been 13 months since we secured 1 Terri-Ester Drive together. What a first year it has been.

The headline result speaks for itself — your property has grown in value by an estimated $40,000 since settlement in October 2025, representing a 4.9% capital gain over 13 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
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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	**$650/wk**	**$33,800**
Less Vacancy Allowance (2 weeks)		-$1,300
Rental Income After Vacancy		**$32,500**

Annual Operating Costs

	ANNUAL
Property Management (5%)	$1,625
Additional PM Fees	$0
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	$16,300
Land Tax (VIC)	$0
Total Annual Operating Costs	**$22,325**

RENT AFTER VACANCY	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$32,500	**$10,175**	**-$33,147**	**-$637**

Loan Repayments

	ANNUAL
Interest (6.38%)	$41,382
Principal Repayment	$7,455
Total Annual Loan Repayments	**$48,837**

Estimated Negative Gearing Benefit

	ANNUAL
Estimated Tax-Deductible Rental Expenses	$47,407
Estimated Taxable Rental Position	-$14,907
Estimated Tax Benefit (37% marginal rate)	**$5,516**

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.

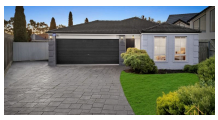
Comparable Sales

Comparable Sales



13 LISBURN WAY BERWICK VIC 3806 — **$828,650**

3/2/2 536m2 0.12km 14-Sep-26



3 SHEARER COURT NARRE WARREN VIC 3805 — **$830,000**

4/2/2 684m2 200m2 0.64km 27-Jul-26



189 HOMESTEAD ROAD BERWICK VIC 3806 — **$820,000**

4/2/2 275m2 174m2 0.83km 17-Aug-26



41 COLLINS CRESCENT BERWICK VIC 3806 — **$850,000**

4/2/2 616m2 132m2 1.07km 05-Aug-26



33 COLLINS CRESCENT BERWICK VIC 3806 — **$835,000**

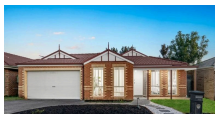
4/2/3 691m2 205m2 1.09km 26-Aug-26

Source: RP Data

Comparable Rents

Comparable Rental Evidence

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



163 GOLF LINKS ROAD BERWICK VIC 3806 — **$650/WEEKLY**

4/2/- 509m2 157m2 0.05km Leased 05-Dec-24



2 LARNE CLOSE BERWICK VIC 3806 — **$640/WEEKLY**

4/2/2 500m2 162m2 0.12km Leased 01-Sep-26



110 BELLEVUE DRIVE BERWICK VIC 3806 — **$670/WEEKLY**

4/2/6 562m2 179m2 0.43km Leased 13-Aug-26



80A GOLF LINKS ROAD BERWICK VIC 3806 — **$660/WEEKLY**

4/2/2 589m2 159m2 0.55km Leased 22-Sep-26



15 KALASTAIRE GROVE BERWICK VIC 3806 — **$680/WEEKLY**

4/2/2 592m2 196m2 0.6km Leased 08-Oct-26

Source: RP Data

Suburb Profile — Berwick, VIC

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

Market Snapshot

TYPICAL PRICE	MEDIAN RENT	GROSS YIELD	CONFIDENCE
$999,719	**$585/week**	**3.0%**	**High**
House	All bedrooms		

Market Scale & Activity

METRIC	VALUE
Annual sales volume	1,076
Annual rental volume	1,167
Estimated dwellings	22,379
Adult population	50,298
Latest period sales	56
Latest period rentals	90

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

Suburb Health Check — Berwick, VIC

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	97	84	53
out of 100	out of 100	out of 100	out of 100

9.0/10 **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	+3.1%	+3.1%	+0.9%	+0.9%
3 Years	+3.1%	+9.7%	+6.0%	+19.1%
5 Years	+4.1%	+22.4%	+6.9%	+39.6%
10 Years	+4.6%	+57.4%	+4.5%	+56.0%

Market Cycle & Fundamentals

METRIC	VALUE
Market Cycle Position	(+)Peak
Cycle Price Index	186
Projected Capital Growth (annual)	-6.0% to +11.0%
Projected Rent Increase (annual)	+1.9%
Renter Ratio	22%
Years to Own	43.3
IRSAD Decile	9

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 $40,000 in new wealth.**

What We Know

METRIC	VALUE
Purchase Price	$815,000
Current Appraisal	$855,000
Capital Growth	$40,000
Annualised Growth	4.5% p.a.
Current Rent	$650/week

Planning Your Next Move

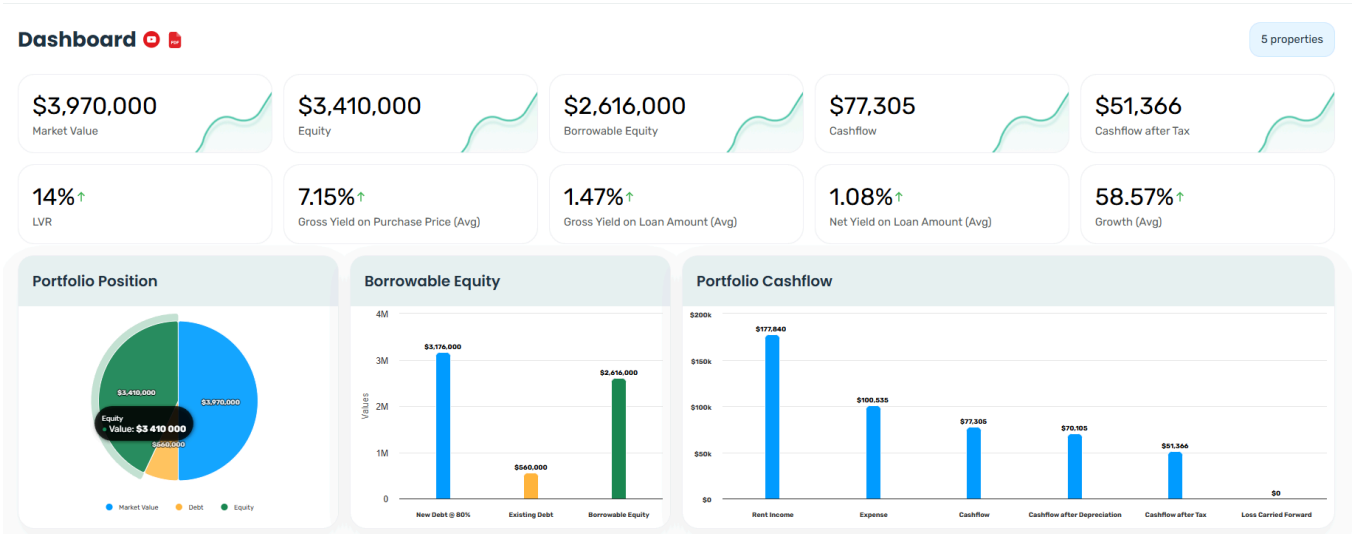
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm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