# Due Diligence Report

## test

PREPARED FOR

**test**

6 August 2026

Property image

# Property Recommendation

SEARCH PARTY PROPERTY

## Client Buying Brief

WHAT WE ARE LOOKING FOR

1

## Why We Like It

- 1

## Property Overview

**AGENT EXPECTED PRICE** **$1**

**RENT** **$400-$500**

**YIELD** **0.42%-0.52%**

| | |
|---|---|
| BED / BATH / CAR<br>**1** | DWELLING TYPE<br>**House** |
| BLOCK SIZE<br>**1** | HOUSE SIZE<br>**1** |
| BUILT<br>**1** | FLOOD ZONE<br>**No** |
| BUSHFIRE ZONE<br>**No** | PLANNING ZONE<br>**1** |

# Cashflow Analysis

SEARCH PARTY PROPERTY

## Upfront Costs

INITIAL OFFER
**$5,000,100**

STATE
**VIC**

| | |
|---|---|
| Deposit 20% | $1,000,020 |
| Loan amount | $4,000,080 |
| Estimated stamp duty | $305,007 |
| Estimated LMI | $0 |
| Mortgage / transfer fees | $1,410 |
| Estimated legals | $2,000 |
| Pest & building report | $700 |
| Buyer agency fee | $16,000 |
| **Total funds required** | **$1,325,137** |

## Ongoing Cashflow Summary

WEEKLY CASHFLOW **-$5,333 to -$5,425**

GROSS YIELD RANGE **0.42% - 0.52%**

| | Weekly | | Monthly | Annual |
|---|---|---|---|---|
| | Low rent | High rent | | |
| **Revenue** | $400 | $500 | $1,950 | $23,400 |
| **Holding costs** | | | | |
| Council/water | ($46) | ($46) | ($200) | ($2,400) |
| Strata / body corp | $0 | $0 | $0 | $0 |
| Building insurance | ($31) | ($31) | ($133) | ($1,600) |
| Landlord insurance | ($8) | ($8) | ($33) | ($400) |
| Land tax | ($26) | ($26) | ($113) | ($1,350) |
| Property management fee (7.70%) | ($31) | ($39) | ($150) | ($1,802) |
| Loan repayments | ($5,684) | ($5,684) | ($24,629) | ($295,550) |
| Pre-tax cashflow | ($5,425) | ($5,333) | ($23,308) | ($279,702) |

Monthly and annual cashflow calculated using the median rent.

### Loan Assumptions

| Repayment Type | Interest Rate | Loan Term |
|---|---|---|
| Principal & Interest | 6.25% | 30 Years |

# 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.