SEARCH PARTY
PROPERTY

Due Diligence Report

1 Test Street, Testville VIC 3000

PREPARED FOR

Deploy Smoke Test

6 August 2026

Property image

Property Recommendation

SEARCH PARTY PROPERTY

Client Buying Brief

WHAT WE ARE LOOKING FOR

> *Buying brief not supplied.*

Why We Like It

- The investment rationale will be confirmed as the remaining due diligence is completed.

Property Overview

AGENT EXPECTED PRICE	**$750,000**
RENT	**$550-$700**
YIELD	**3.81%-4.85%**

BED / BATH / CAR **N/A**	DWELLING TYPE **House**
BLOCK SIZE **N/A**	HOUSE SIZE **N/A**
BUILT **N/A**	FLOOD ZONE **No**
BUSHFIRE ZONE **No**	PLANNING ZONE **N/A**

Cashflow Analysis

SEARCH PARTY PROPERTY

Upfront Costs

INITIAL OFFER	STATE
$750,000	VIC

Deposit 30%	$225,000
Loan amount	$525,000
Estimated stamp duty	$40,070
Estimated LMI	$0
Mortgage / transfer fees	$1,410
Estimated legals	$2,000
Pest & building report	$700
Buyer agency fee	$16,000
Total funds required	**$285,180**

Ongoing Cashflow Summary

WEEKLY CASHFLOW	GROSS YIELD RANGE
-$236 to -$374	3.81% - 4.85%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	$550	$700	$2,708	$32,500
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	($32)	($32)	($138)	($1,650)
Property management fee (7.70%)	($42)	($54)	($209)	($2,503)
Loan repayments	($766)	($766)	($3,318)	($39,820)
Pre-tax cashflow	($374)	($236)	($1,323)	($15,873)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type	Interest Rate	Loan Term
Principal & Interest	6.50%	30 Years

SPP DUE DILIGENCE

Disclaimer

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