SEARCH PARTY
PROPERTY

Property Performance Review.

Prepared exclusively for

Michelle Borg & Ash Wilkie

11A Loxwood Road, Balga WA 6061

Annual Review | October 2026

Your Year at a Glance

September 2025 to October 2026

PURCHASE PRICE	CURRENT APPRAISAL	CAPITAL GROWTH
$670,000	**$740,000**	**$70,000**
September 2025	October 2026	9.6% p.a.

INITIAL RENT	CURRENT RENT	RENT INCREASE ACHIEVED
$680/week	**$720/week**	**+$40/week**
		+5.9% since purchase

A Note from Your Advisor

Dear Michelle Borg & Ash Wilkie,

It is hard to believe it has already been 13 months since we secured 11A Loxwood Road together. What a first year it has been.

The headline result speaks for itself — your property has grown in value by an estimated $70,000 since settlement in September 2025, representing a 10.4% capital gain over 13 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 $680 to $720, a lift of $40 per week and approximately $2,080 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
Rental Income	**$720/wk**	**$37,440**

Annual Operating Costs

	ANNUAL
Property Management (6.6%)	$2,471
Council / Water	$2,400
Strata / Body Corporate	$0
Building & Landlord Insurance	$2,000
Maintenance / Capex Reserve (2% of Purchase Price)	$13,400
Land Tax (WA)	$0
Total Annual Operating Costs	**$20,271**

RENTAL INCOME	NET OPERATING INCOME	ESTIMATED ANNUAL CASH FLOW AFTER TAX BENEFIT	ESTIMATED WEEKLY CASH FLOW AFTER TAX BENEFIT
$37,440	**$17,169**	**-$21,836**	**-$420**

Loan Repayments

	ANNUAL
Interest (6.44%)	$34,342
Principal Repayment	$6,060
Total Annual Loan Repayments	**$40,401**

Estimated Negative Gearing Benefit

	ANNUAL
Estimated Tax-Deductible Rental Expenses	$41,213
Estimated Taxable Rental Position	-$3,773
Estimated Tax Benefit (37% marginal rate)	**$1,396**

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

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Comparable Sales

12B BURDHAM WAY BALGA WA 6061 — **$775,000**

3/2/2 181m2 93m2 0.24km 03-Jul-26

9 FARNESIAN CIRCLE MIRRABOOKA WA 6061 — **$740,000**

3/1/1 757m2 111m2 1.33km 08-Sep-26

17C MARKHAM WAY BALGA WA 6061 — **$755,000**

3/2/2 260m2 113m2 1.52km 21-Sep-26

66A RAVENSWOOD DRIVE NOLLAMARA WA 6061 — **$745,000**

3/2/1 218m2 85m2 1.58km 25-Jul-26

43 ALMURTA WAY NOLLAMARA WA 6061 — **$730,000**

3/2/2 257m2 102m2 1.62km 21-Aug-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.

33 DURHAM WAY WESTMINSTER WA 6061 — **$700/WEEKLY**

2/1/2 680m2 96m2 0.41km Leased 09-Oct-26

66 ESPERANTO WAY WESTMINSTER WA 6061 — **$730/WEEKLY**

3/2/2 273m2 95m2 0.62km Leased 31-Aug-26

193A MIRRABOOKA AVENUE BALGA WA 6061 — **$720/WEEKLY**

3/2/2 197m2 84m2 0.69km Leased 07-Sep-26

20 PLAYDEN WAY BALGA WA 6061 — **$730/WEEKLY**

3/2/2 348m2 89m2 0.81km Leased 20-May-26

24A EASTDENE CIRCLE NOLLAMARA WA 6061 — **$730/WEEKLY**

3/2/1 240m2 97m2 0.95km Leased 22-Jul-26

Source: RP Data

Suburb Profile — Balga, 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
$857,249	**$673/week**	**4.1%**	**High**
House	All bedrooms		

Market Scale & Activity

METRIC	VALUE
Annual sales volume	296
Annual rental volume	358
Estimated dwellings	6,984
Adult population	13,864
Latest period sales	1
Latest period rentals	28

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

Suburb Health Check — Balga, 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
62	54	92	41
out of 100	out of 100	out of 100	out of 100

4.0/10 **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	+20.8%	+20.8%	+7.1%	+7.1%
3 Years	+24.3%	+92.2%	+15.5%	+54.2%
5 Years	+19.6%	+144.5%	+14.2%	+94.2%
10 Years	+9.2%	+140.5%	+7.1%	+98.8%

Market Cycle & Fundamentals

METRIC	VALUE
Market Cycle Position	(+)Decreasing
Cycle Price Index	21
Projected Capital Growth (annual)	-3.0% to +15.0%
Projected Rent Increase (annual)	+2.4%
Renter Ratio	48%
Years to Own	57.4
IRSAD Decile	2

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.*

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Your Equity Story

In 13 months, you have created an estimated $70,000 in new wealth.

What We Know

METRIC	VALUE
Purchase Price	$670,000
Current Appraisal	$740,000
Capital Growth	$70,000
Annualised Growth	9.6% p.a.
Current Rent	$720/week

Planning Your Next Move

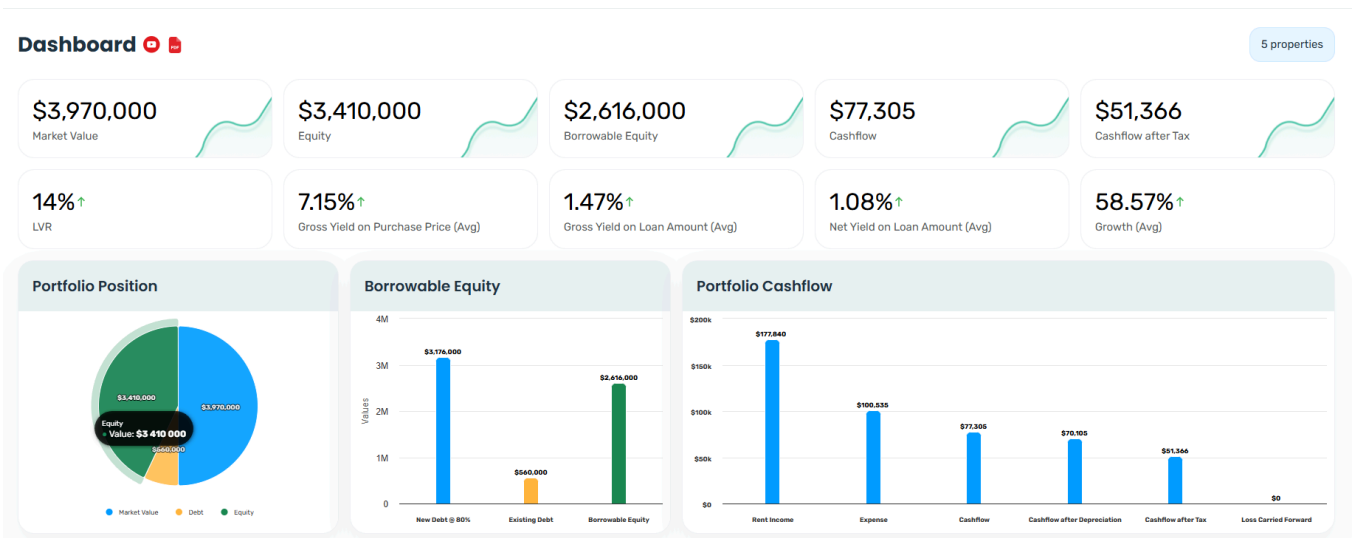
- How much usable equity may be available, subject to lender valuation and lending criteria?
- Could an equity release support the deposit and costs for another property?
- What should the next purchase achieve within your broader portfolio plan?
- When should you speak with a mortgage broker to confirm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