

Due Diligence Report

2 Windemere Avenue Narangba QLD 4504

PREPARED FOR

Sushant Bhardwaj & Pallavi Jasra

16 October 2026

Property image

Client Buying Brief

WHAT WE ARE LOOKING FOR

Capital-growth focused investment strategy with a \$750K purchase cap, \$800K finance pre-approval, and 20% deposit. The preferred property is a freestanding 3–4 bedroom house in regional NSW (Tamworth, Dubbo, Wagga Wagga, Albury, etc.), in good condition with minimal repairs, yielding ~4%. The plan emphasizes portfolio building, equity extraction in 2–5 years, and sustainability against income loss, supported by buyer’s advocates Owen Page and Emily Reid, with clear communication and due diligence processes.

Why We Like It

- Lowset three-bedroom brick home on a 402 m² fenced block
- Renovated kitchen with shaker cabinetry, stainless oven, dishwasher & breakfast bar
- Split-system air conditioning plus ceiling fans throughout
- Solar panels installed for energy efficiency
- Large covered entertaining area flowing to flat lawn with new Colorbond fencing
- Move-in-ready presentation; easy day-to-day living near shops, school & train station
- Parking limited to carport & off-street space (not a verified two-car enclosed garage)
- One bathroom, below client’s recorded two-bathroom preference
- Multiple pricing references (Offers Over \$725k vs Stash \$775k) provide flexibility to align with client guidance
- before proceeding Property remains visible beyond the advertised best-offer deadline, offering a chance to confirm availability and potentially negotiate favorably

Property Overview

AGENT EXPECTED PRICE		\$725,000	
RENT	\$575-\$650	YIELD	4.12%-4.66%
BED / BATH / CAR	3 / 1 / 2	DWELLING TYPE	House
BLOCK SIZE	402 sqm	HOUSE SIZE	122 sqm
BUILT	1996	FLOOD ZONE	No
BUSHFIRE ZONE	No	PLANNING ZONE	General residential - Suburban neighbourhood

Upfront Costs

INITIAL OFFER
\$725,000

STATE
QLD

Deposit 20%	\$145,000
Loan amount	\$580,000
Estimated stamp duty	\$25,650
Estimated LMI	\$0
Mortgage / transfer fees	\$1,410
Estimated legals	\$2,000
Pest & building report	\$700
Buyer agency fee	\$15,400
Total funds required	\$190,160

Ongoing Cashflow Summary

WEEKLY CASHFLOW **-\$266 to -\$335**

GROSS YIELD
RANGE

4.12% - 4.66%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	\$575	\$650	\$2,654	\$31,850
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	\$0	\$0	\$0	\$0
Property management fee (7.70%)	(\$44)	(\$50)	(\$204)	(\$2,452)
Loan repayments	(\$781)	(\$781)	(\$3,385)	(\$40,617)
Pre-tax cashflow	(\$335)	(\$266)	(\$1,302)	(\$15,619)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type
Principal & Interest

Interest Rate
5.75%

Loan Term
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.