

Due Diligence Report

7 Carabeen Court Narangba QLD 4504

PREPARED FOR

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23 October 2026



Client Buying Brief

WHAT WE ARE LOOKING FOR

Clients' buying brief outlines a 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

- Large 626m² block with plenty of usable yard space.
- Land size exceeds the client's approximate 400m² preference.
- Affordable entry point into the Narangba market.
- Strong potential to renovate and add value over time.
- Side access provides flexibility for future use.
- Family-friendly three-bedroom floorplan.
- Built in 1996 with solid fundamentals.
- Secure backyard with new Colorbond fencing.
- Located in a quiet, established neighbourhood.
- Close to schools, shops, parks, and public transport.

Property Overview

AGENT EXPECTED PRICE		\$800,000	
RENT	\$570-\$650	YIELD	3.71%-4.23%
BED / BATH / CAR	3 / 1 / 1	DWELLING TYPE	House
BLOCK SIZE	157 sqm	HOUSE SIZE	626 sqm
BUILT	1996	FLOOD ZONE	No
BUSHFIRE ZONE	No	PLANNING ZONE	General residential - Suburban neighbourhood

Upfront Costs

INITIAL OFFER
\$800,000

STATE
QLD

Deposit 20%	\$160,000
Loan amount	\$640,000
Estimated stamp duty	\$29,025
Estimated LMI	\$0
Mortgage / transfer fees	\$1,410
Estimated legals	\$2,000
Pest & building report	\$700
Buyer agency fee	\$15,400
Total funds required	\$208,535

Ongoing Cashflow Summary

WEEKLY CASHFLOW **-\$347 to -\$420**

GROSS YIELD
RANGE

3.71% - 4.23%

	Weekly		Monthly	Annual
	Low rent	High rent		
Revenue	\$570	\$650	\$2,643	\$31,720
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)	(\$2,442)
Loan repayments	(\$862)	(\$862)	(\$3,735)	(\$44,818)
Pre-tax cashflow	(\$420)	(\$347)	(\$1,662)	(\$19,941)

Monthly and annual cashflow calculated using the median rent.

Loan Assumptions

Repayment Type
Principal & Interest

Interest Rate
5.75%

Loan Term
30 Years

Comparable Sales



37 BANYAN STREET NARANGBA QLD 4504

3/1/2 780m2 170m2 0.28km 27-Jul-26

\$830,000



37 TIBROGARGAN DRIVE NARANGBA QLD 4504

3/2/2 751m2 100m2 1.27km 27-Mar-26

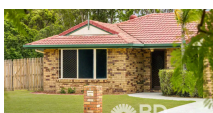
\$985,000



5 BUTLEIGH COURT NARANGBA QLD 4504

3/2/2 685m2 119m2 1.65km 17-Dec-25

\$900,000

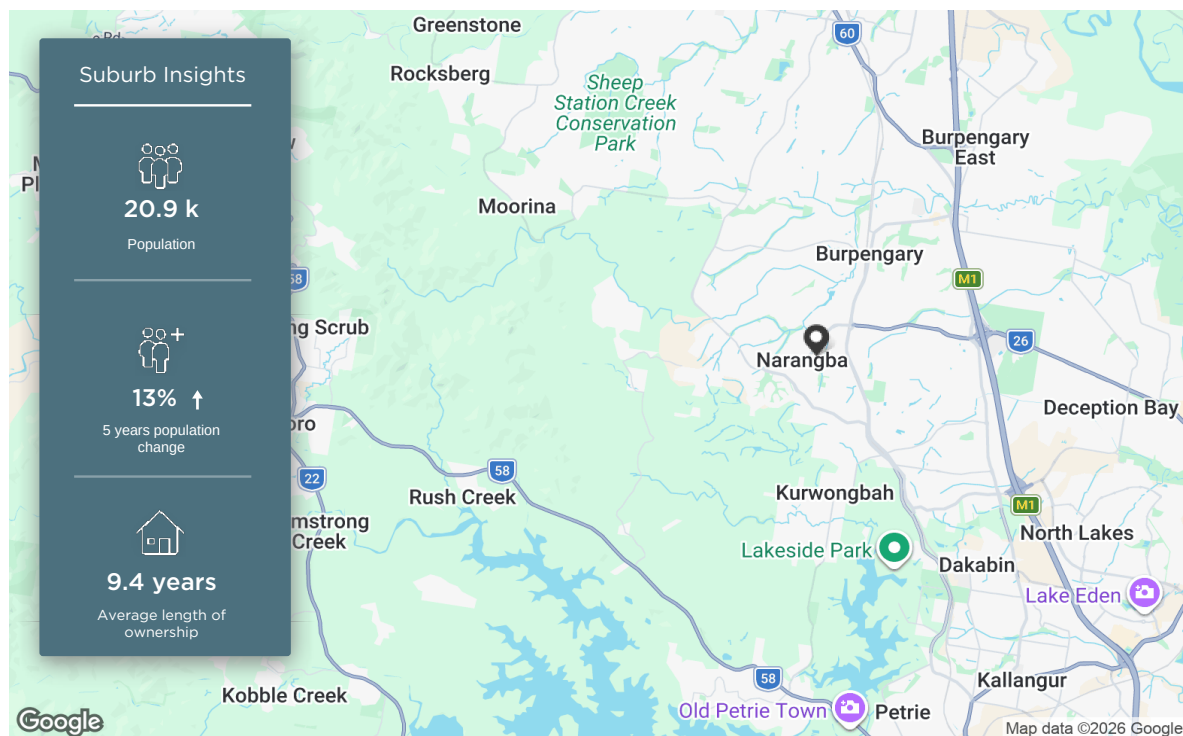


37 TUCKEROO STREET NARANGBA QLD 4504

3/1/1 600m2 119m2 1.8km 17-Feb-26

\$935,000

Demographic Insights



The size of Narangba is approximately 43.3 square kilometres. There are 42 parks, covering nearly 5.0% of the total area. The population of Narangba in 2016 was 18573 people. By 2021 the population was 20910 showing a population growth of 12.6% in the area during that time. The predominant age group in Narangba is 10-19 years. Households in Narangba are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Narangba work in a professional occupation. In 2021, 74.90% of the homes in Narangba were owner-occupied compared with 73.90% in 2016.

Comparable Rental Evidence

Recently leased properties in the immediate area, used to sanity-check the rental range applied in the cash flow analysis.



68 HICKORY DRIVE NARANGBA QLD 4504

3/1/3 660m2 130m2 0.08km Leased 02-Jul-26

\$670/WEEKLY



18 FRIARBIRD DRIVE NARANGBA QLD 4504

3/2/3 600m2 113m2 1.28km Leased 07-Oct-26

\$680/WEEKLY



31 TIBROGARGAN DRIVE NARANGBA QLD 4504

3/1/2 585m2 91m2 1.31km Leased 01-Sep-25

\$670/WEEKLY



30 TIBROGARGAN DRIVE NARANGBA QLD 4504

3/1/2 600m2 100m2 1.39km Leased 18-Nov-25

\$650/WEEKLY



28 TUCKEROO STREET NARANGBA QLD 4504

3/2/- 600m2 172m2 1.71km Leased 18-Jun-26

\$650/WEEKLY

Site Analysis

At a Glance



SEARCH PARTY
PROPERTY

DATE OF REPORT

23rd of October, 2026

ADDRESS

7 CARABEEN COURT

LOT/PLAN

230/RP863940

COUNCIL

Moreton Bay

ZONING

General Residential - Suburban Neighbourhood

UTILITIES

Power Sewer Stormwater Water

SCHOOL CATCHMENTS

Jinibara SS Narangba Valley SHS

CLOSEST CITY

Caboolture - 11km

Due Diligence Considerations



Easements

No Considerations Identified



Flood Risk

No Considerations Identified



Character

No Considerations Identified



Vegetation

No Considerations Identified



Environment

No Considerations Identified



Bushfire Risk

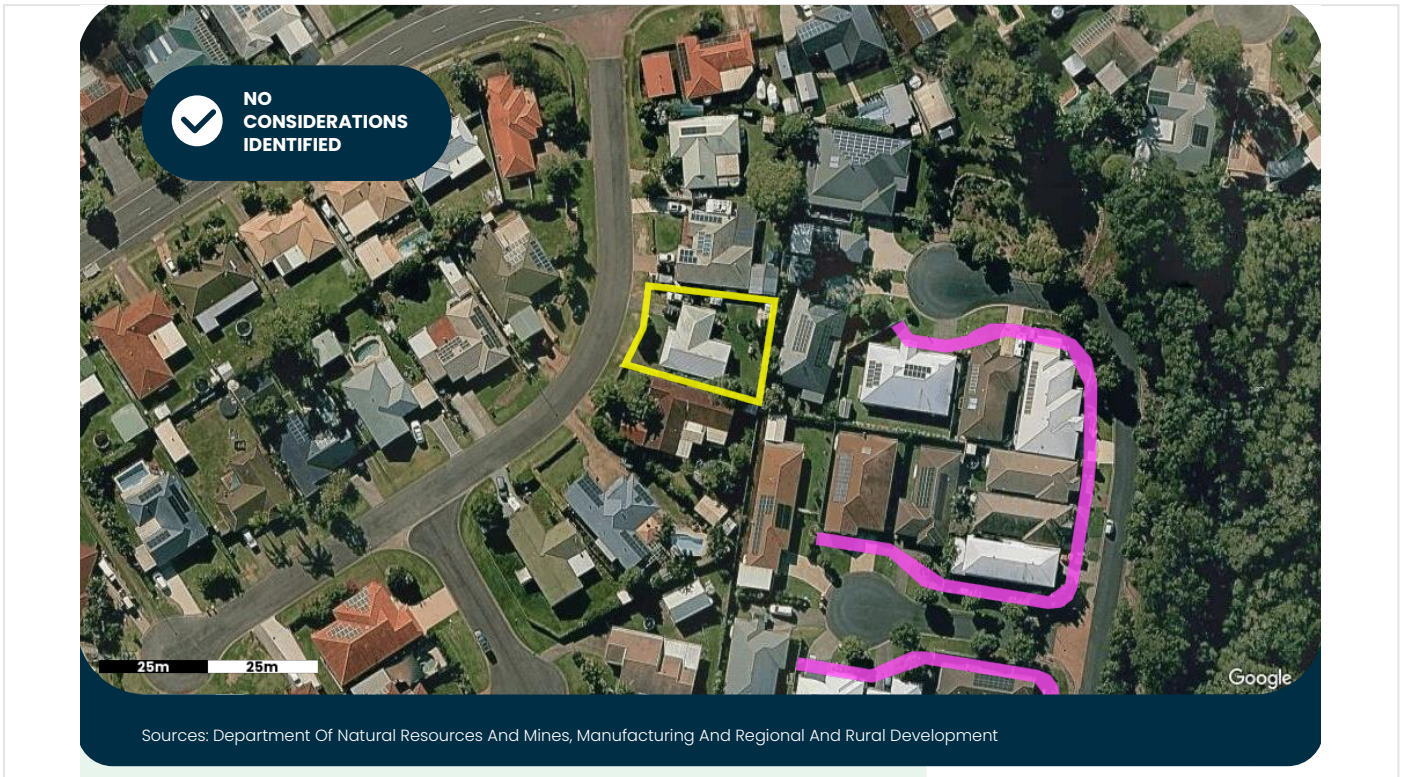
No Considerations Identified



Noise

No Considerations Identified

What access rights exist over the property?



An easement is a legal right for a person or authority to use part of the land for a specific purpose — commonly to maintain utilities such as water and sewer pipes, stormwater drains or power lines, or to provide shared vehicle access.

Easements are recorded on the title at subdivision and remain even after the land changes hands. An owner generally cannot build permanent structures within, or obstruct access to, an easement area.

Before building over or near an easement, obtain approval from the easement holder and confirm any restrictions with a building certifier. Ordering a title and survey plan confirms the exact position of any registered easement.

LEGEND

 Selected Property

Is the property in a potential flood area?



If a property sits in a potential flood area it is important to understand the likely risks, impacts and causes. Flooding typically occurs when prolonged or heavy rainfall causes waterways to rise and overflow into surrounding land.

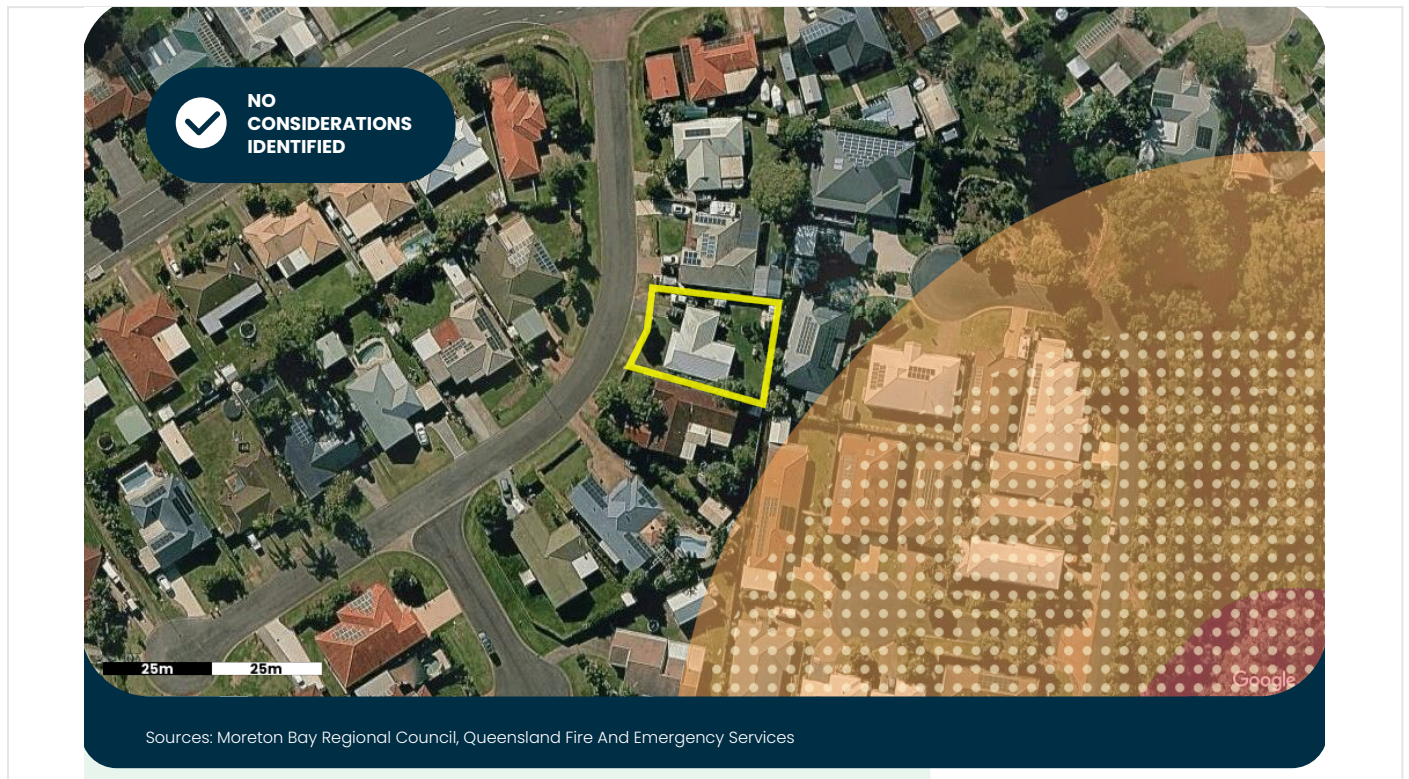
Flood likelihood is often expressed as an Annual Exceedance Probability (AEP) — the chance of a flood in any given year. A 1% AEP flood, for example, has a 1-in-100 chance of occurring annually.

Building or renovating in flood-prone areas may require council assessment. Floor levels might need to sit above modelled flood heights, or structures be designed to let water pass beneath. Confirm the specific requirements with the local authority.

LEGEND

-  Selected Property
-  High likelihood (5.0% annual chance)
-  Medium likelihood (1.0% annual chance)
-  Low likelihood (0.2% annual chance)
-  Very low likelihood (0.05% annual chance)

Is the property in a potential bushfire area?



A property being in a bushfire area does not guarantee a fire will occur — it signals that conditions such as a dry climate, dense surrounding vegetation or steep terrain could support one.

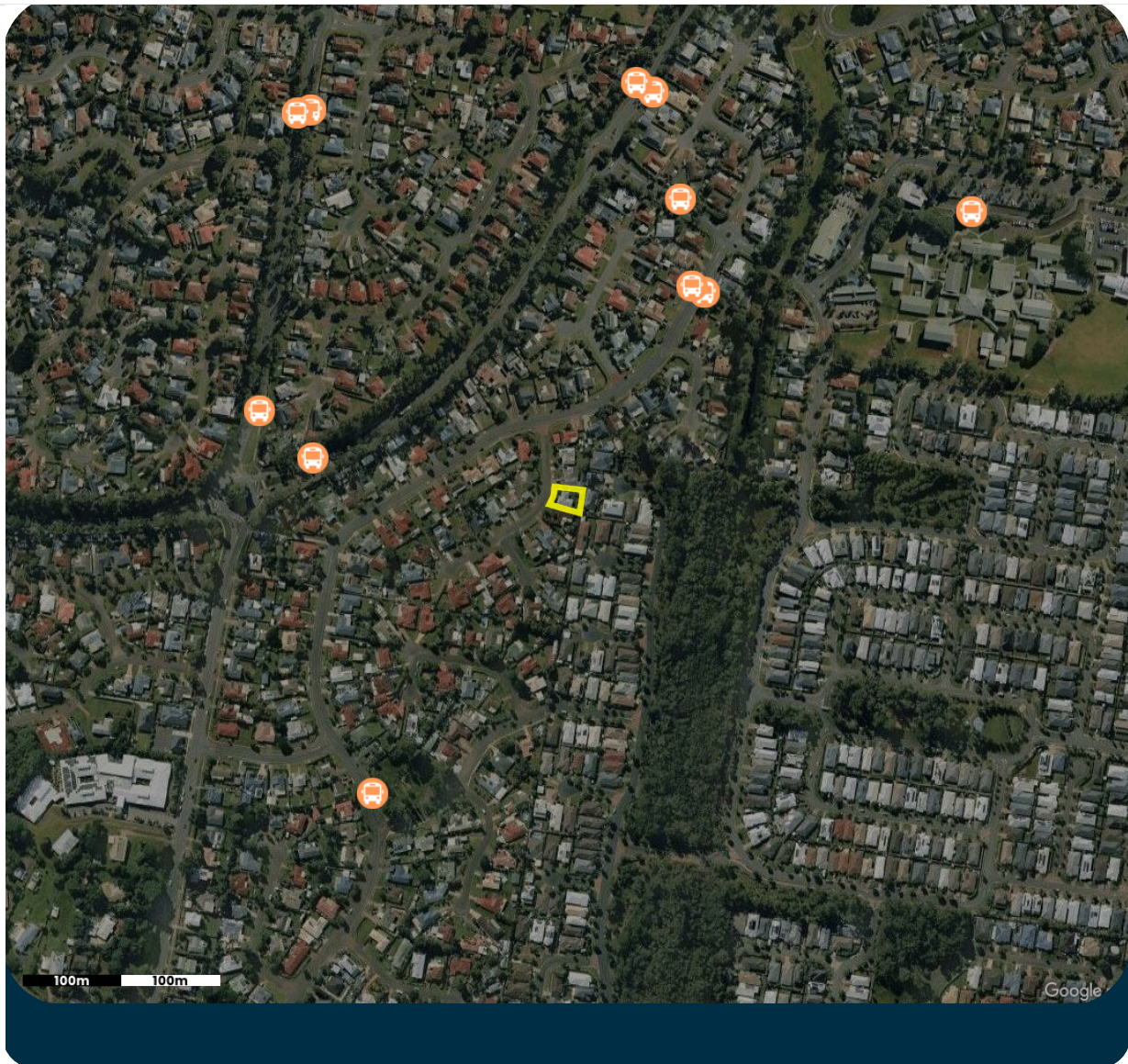
LEGEND

 Selected Property

Building or developing in a bushfire area may require compliance with specific construction standards: appropriate siting, defensible space and buffer zones, and fire-resistant materials and design.

Newly subdivided lots may already have bushfire risk addressed at subdivision. Speak with the council or a building certifier to confirm the safety requirements that apply to the site.

Is there any public transport nearby?



The map shows train stations and bus stops within the immediate area of the property. Convenient public transport supports tenant demand, liveability and long-term capital growth.

LEGEND

-  Selected Property
-  Train Station
-  Bus Stop

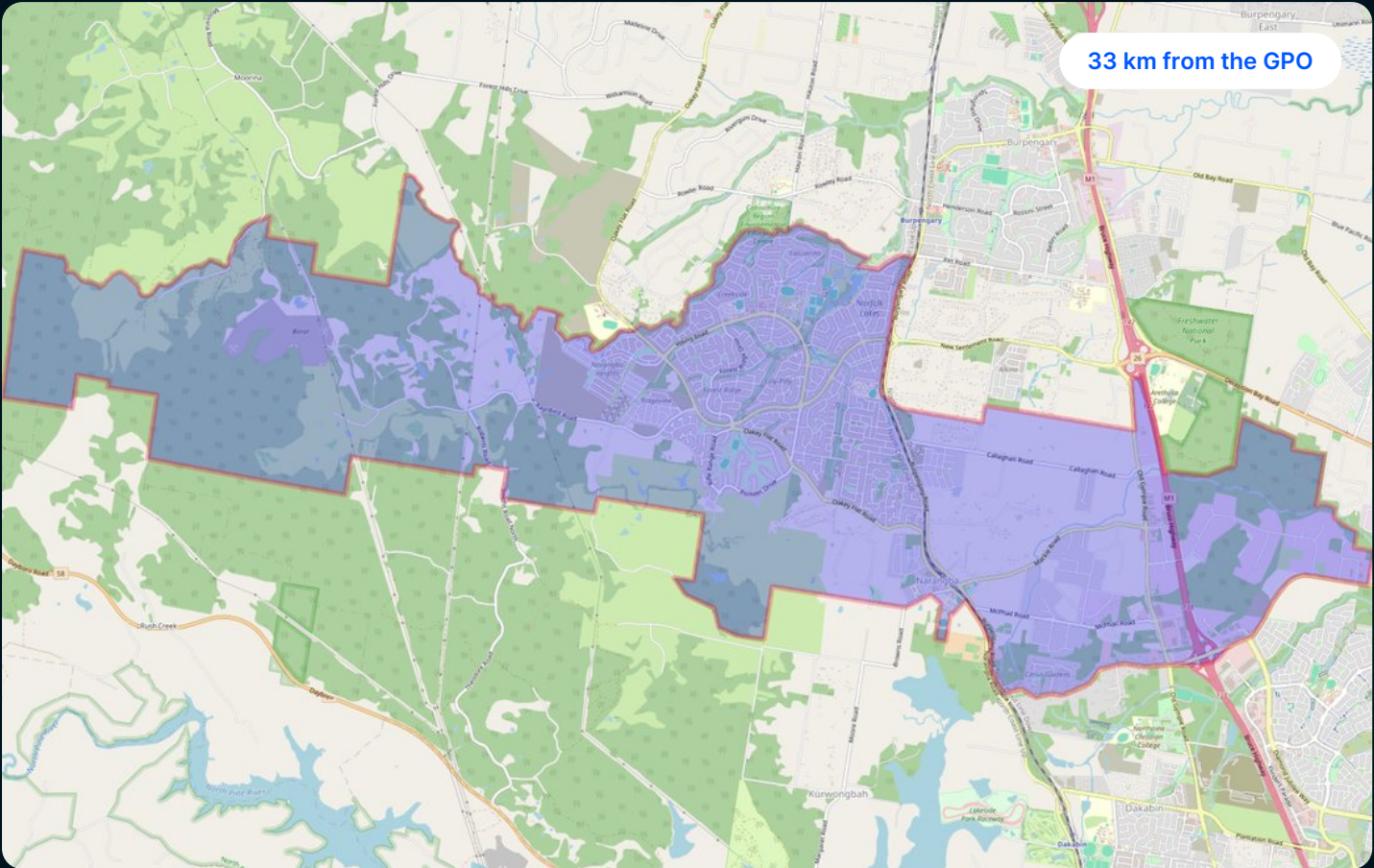


Area Statistics Report

Narangba QLD 4504

Moreton Bay Regional · QLD

Data as at September 2026



Report includes

- Relative Composite Score
- Essential metrics
- Fundamental metrics
- Supply metrics
- Demand metrics

Dwelling types

Houses · Units

Narangba, QLD 4504 is a vibrant suburb located approximately 34 kilometres north of Brisbane's CBD. Known for its family-friendly atmosphere, Narangba offers a mix of residential homes, parks, and modern amenities. The area is serviced by the Narangba train station, providing convenient access to Brisbane. Education options include several reputable schools and childcare facilities. Narangba Valley Shopping Centre caters to daily shopping needs, while the nearby Bruce Highway offers easy connectivity for commuters. The suburb's blend of suburban tranquillity and accessibility makes it appealing to both families and professionals.



Area Summary

● Favourable ● Neutral ● Unfavourable

Area-wide measures of the people, homes, schools and investment in Narangba. Figures for each dwelling type follow in their own sections. Colours compare each figure with the bands printed with it: green is favourable, orange is neutral and red is unfavourable.

People & infrastructure

Adult population

20,910

Residents aged 18 and over at the most recent Census.

Estimated dwellings

8,896

Residential dwellings in the area.

School rank

56
out of 100

Average rank of local schools from NAPLAN and ACARA results; 100 is the highest.

Infrastructure

\$2,385
per resident

Value of approved non-residential buildings per resident: a measure of infrastructure investment.

Location & community

COUNCIL AREA

Moreton Bay Regional

Local government area.

REGION

Moreton Bay - North

ABS statistical region (SA4).

DISTANCE TO GPO

33 km

Straight-line distance to the city GPO.

IRSAD DECILE

7 / 10

Socio-economic decile, 1 to 10. Higher is more advantaged.

RENTERS TO OWNERS

24%

Renting households per owner household.

PUBLIC HOUSING

0.6%

Share of households in public housing.

Economy, environment and interest

Economic Diversification Index

How evenly local jobs spread across industries, from 1 to 100. Higher means a more diverse economy.

80 / 100

Mining & Agriculture Decoupling Index

How little local employment relies on mining and agriculture, from 1 to 100. 100 means the least reliance.

99 / 100

Flood Safety Index

Share of the area's dwellings classed as high flood risk (medium and low risk excluded), scored 1 to 100. Higher is safer.

98 / 100

Bushfire Safety Index

Share of the area's dwellings classed as high bushfire risk (medium and low risk excluded), scored 1 to 100. Higher is safer.

98 / 100

HtAG Analytics Popularity Index (HAPI)

How many HtAG members researched this suburb in the past 90 days, from 1 to 10.

4 / 10



Houses

Free-standing houses, excluding townhouses and villas.

Buy

\$1.18M

Typical price

Typical price of houses in the area, a truer picture of home values than the median sale price.

Rent

\$592/wk

Median weekly rent

Median weekly rent for houses over the past 12 months.

Yield

2.60%

Gross yield

Gross yield: the median weekly rent times 52, divided by the typical price.

By bedrooms

Bedrooms	Typical price	Price change 1Y	Median rent	Gross yield
3 bed	\$1.05M	+17.88%	\$613/wk	3.04%
4 bed	\$1.17M	+17.28%	\$675/wk	2.99%
5 bed	\$1.33M	+12.98%	–	–

Growth

PROJECTED YEARLY GROWTH CHANNEL

-2.65% to +14.17%

Lower and upper bounds of the price growth channel, per year.

CAGR

	3Y	5Y	10Y
Price	+15.43%	+12.82%	+10.03%
Rent	+6.93%	+6.84%	+5.47%

CAGR (compound annual growth rate): the average yearly growth over each period, compounded.

Market activity

ANNUAL SALES

500

Sales recorded in the past 12 months.

ANNUAL RENTALS

433

Homes leased in the past 12 months.

SALES TURNOVER

5.6%

Annual sales as a share of the area's dwellings.

RENTAL TURNOVER

4.9%

Annual rentals as a share of the area's dwellings.



Relative Composite Score Houses

The Relative Composite Score (RCS™) ranks every suburb from 1 to 100 on three measures: Lower Risk, Capital Growth and Cashflow. Each draws on more than 80 metrics and is scored separately for houses and units. The overall score is the average of the three.

84
out of 100



97

Lower Risk

Weights environmental hazards and market risk across more than 80 metrics. A higher score means lower risk.



79

Capital Growth

Weights long-term price projections, market fundamentals and supply and demand trends to rank growth potential over five years or more.



75

Cashflow

Weights rental yield, vacancy and potential rent increases to rank how well a property can deliver steady, rising income.



Annual sales volume

Number of sales in the area over the past 12 months, a measure of market activity and liquidity.

500



Confidence

Confidence reflects the evidence supporting this figure.

High



Projected annual ROI

Projected yearly return combining gross rental yield with projected capital growth. The upper end becomes more likely as the RCS approaches 100.

0% to +17%



Volatility index

How far short-term price growth departs from the long-term trend, from 1 (steady) to 10 (volatile). Volatility carries risk and, with good timing, opportunity.

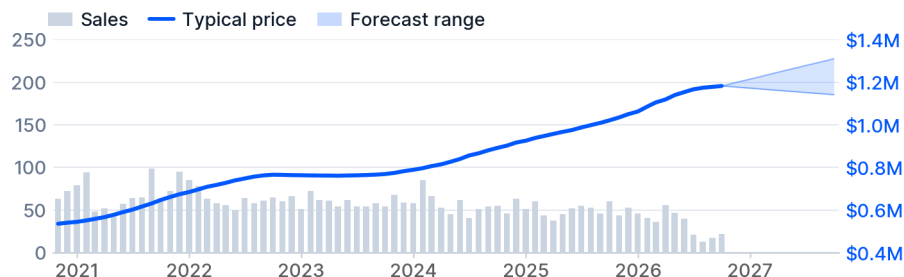
5
out of 10



Essentials

Houses

Typical price

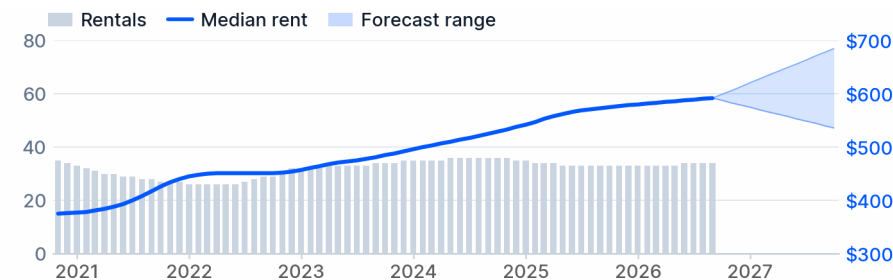
\$1.18M3 bed **\$1.05M** 4 bed **\$1.17M** 5 bed **\$1.33M**

Price change

1Y	+15.81%
3Y	+53.81%
5Y	+82.81%
7Y	+137.04%
10Y	+159.98%

Change in the typical price over each period.

Median weekly rent

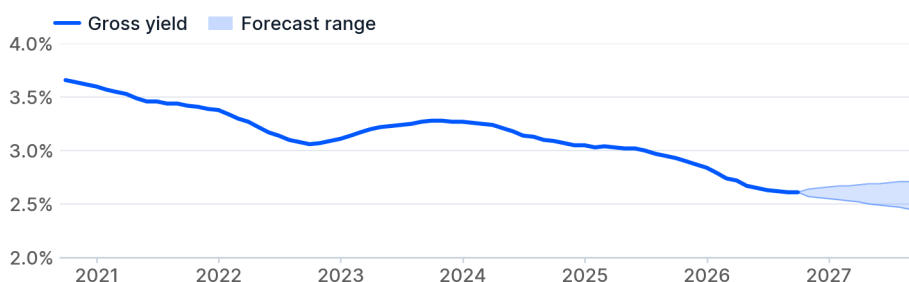
\$592/wk3 bed **\$613** 4 bed **\$675** 5 bed **-**

Rent change

1Y	+3.13%
3Y	+22.27%
5Y	+39.20%
7Y	+63.36%
10Y	+70.40%

Change in the median weekly rent over each period.

Gross yield

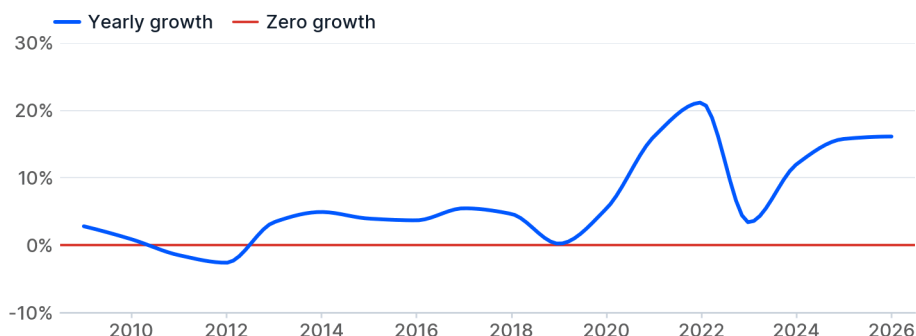
2.60%3 bed **3.04%** 4 bed **2.99%** 5 bed **-**

Yield change

1Y	-10.95%
3Y	-20.51%
5Y	-23.86%
7Y	-31.08%
10Y	-34.45%

Change in the gross yield over each period.

Yearly growth rate

(+) Peak

Growth pattern deviation

3Y	+39.96%
5Y	+57.44%
10Y	+66.14%

Recent growth against the long-term trend; negative is below trend.

Growth spillover potential

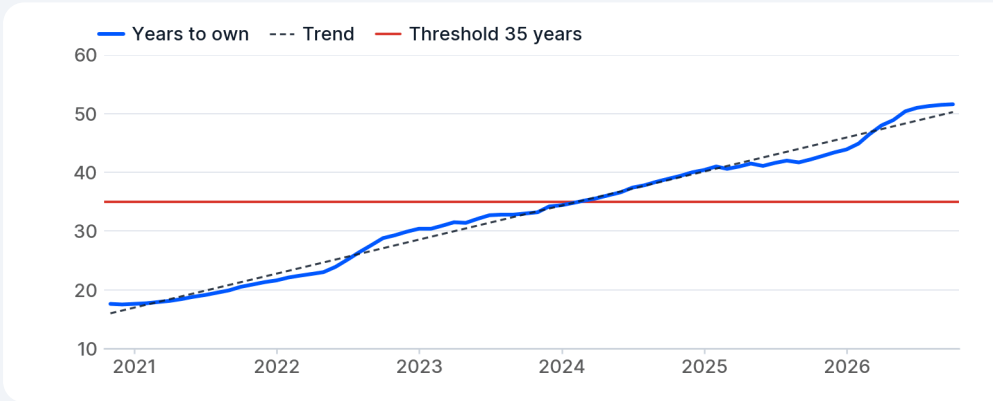
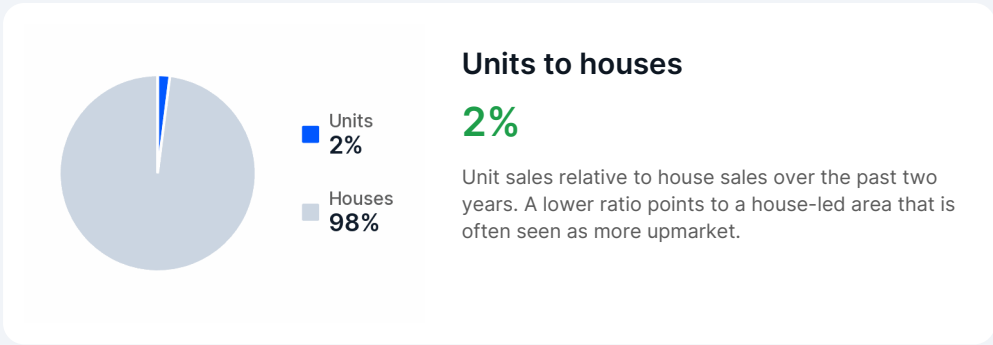
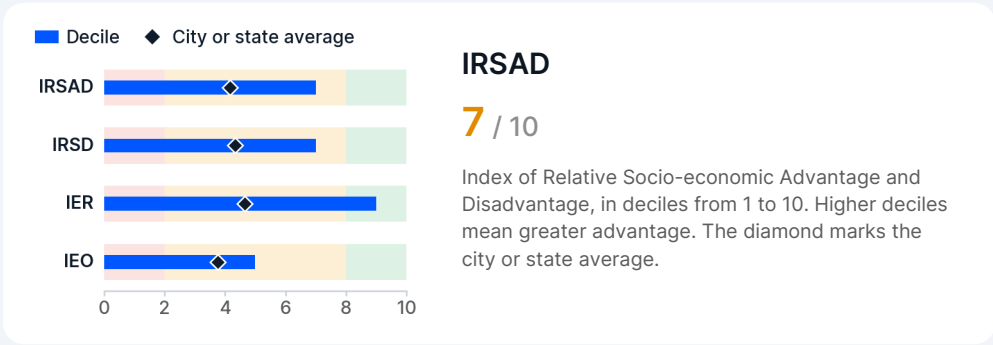
3Y	+8.30%
5Y	+2.41%
10Y	-1.88%

Growth against the council area; negative suggests room to outperform.



Fundamentals

Houses



 **Good to know**

Fundamentals describe who lives in an area and how it is housed: the base for sustained long-term price growth.

IRSAD

Unfavourable	1-2
Neutral	3-8
Opportune	9-10

Units to houses

Unfavourable	>50%
Neutral	15-50%
Opportune	<15%

Renters to owners

Unfavourable	>45%
Neutral	10-45%
Opportune	<10%

Years to own

Low affordability	>35 years
Adequate	25-35 years
High affordability	<25 years

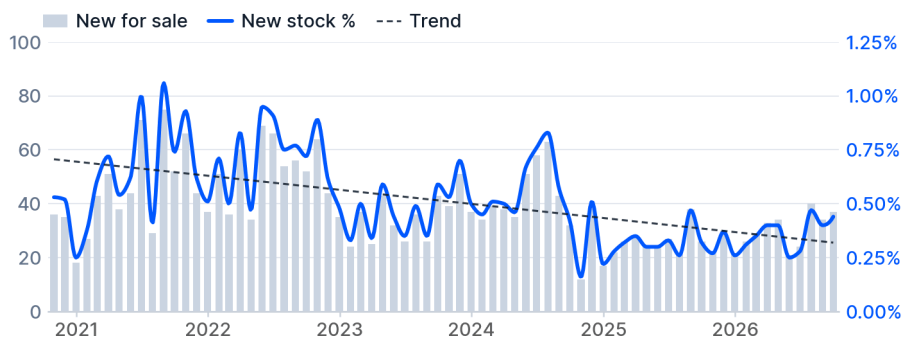
IRSAD: Index of Relative Socio-economic Disadvantage; measures disadvantage only.
IER: Index of Economic Resources; income and wealth.
IEO: Index of Education and Occupation; skills and qualifications.



Supply

Houses

New stock on market

0.44% 37 new for sale

Good to know

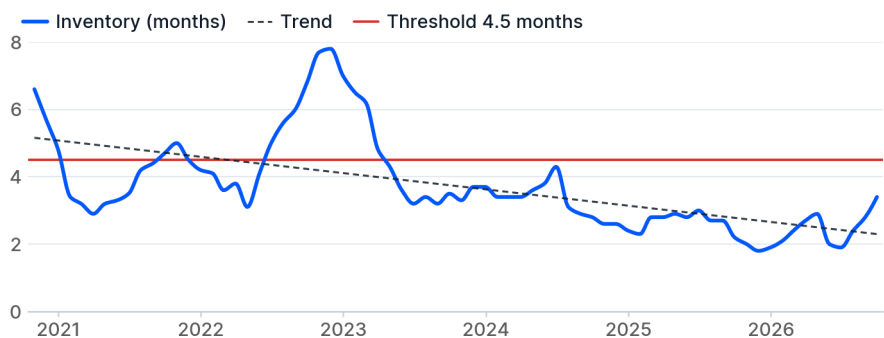
Supply measures the homes for sale now and the new homes on the way. Tight supply alongside steady demand supports price growth.

New stock on market %

High supply >1.3%
Balanced supply 0.4–1.3%
Low supply <0.4%

Homes first advertised for sale in the month and not yet sold, averaged over the latest three months, as a share of the area's houses.

Inventory

2.87 months

Inventory

High supply >4.5 months
Balanced supply 2.1–4.5 months
Low supply <2.1 months

Months needed to sell all homes currently for sale at the average monthly sales rate of the past year.

Building approvals

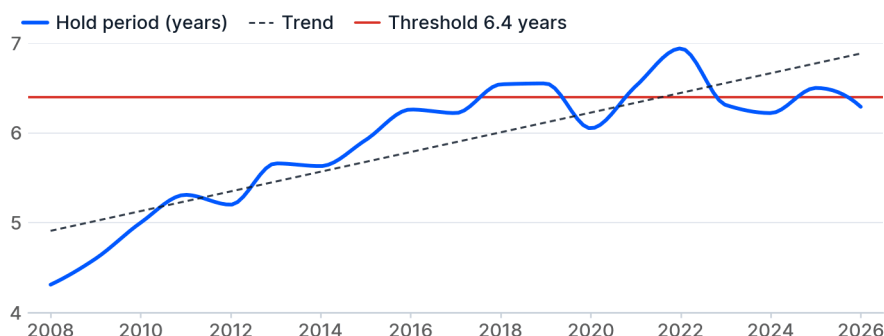
9.51% 808 approvals

Building approvals ratio

High supply >2%
Balanced supply 0% or 0.3–2%
Low supply <0.3%

Residential building approvals over the past 12 months as a share of all dwellings.

Hold period

6.29 years

Hold period

High supply <6.4 years
Balanced supply 6.4–10.4 years
Low supply >10.4 years

Average time owners hold a property between sales. Longer holds mean a tightly held market with fewer established homes for sale.



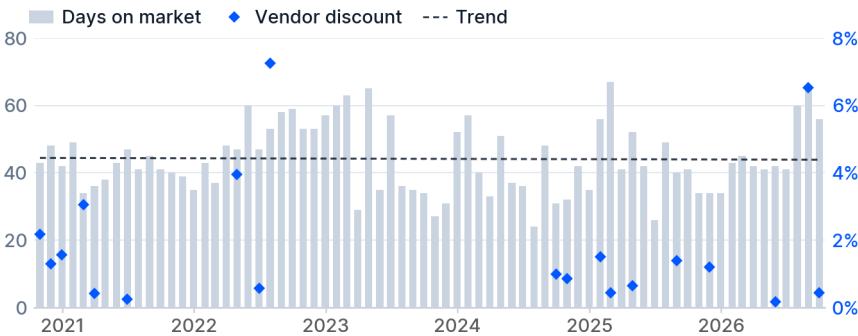


Demand

Houses

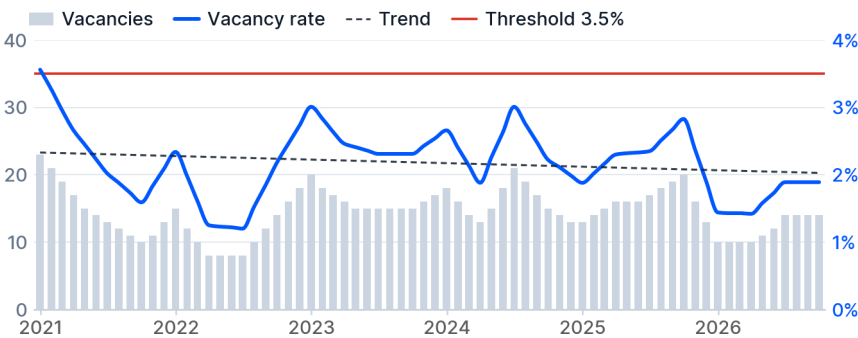
Days on market

61 days · 3.5% vendor discount



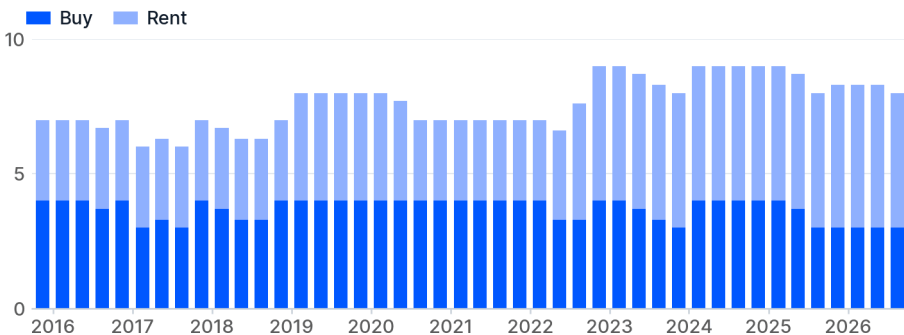
Vacancy rate

1.89%



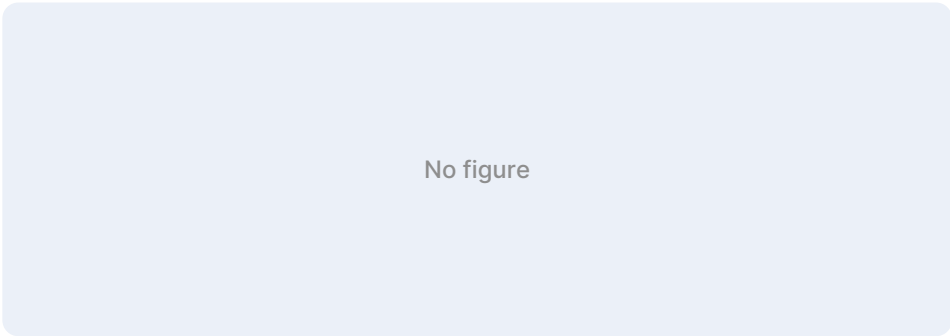
Search index

Buy 3 · Rent 5



Auction clearance rate

No figure



 Good to know

Demand measures how strongly buyers and renters compete for homes. When demand outpaces supply, prices and rents tend to rise.

Days on market

Low demand	>90 days
Balanced demand	35–90 days
High demand	<35 days

Median days from first advertised to sold, over a rolling three months.
Vendor discount: the typical gap between the first asking price and the sold price.

Vacancy rate

Low demand	>3.5%
Balanced demand	1–3.5%
High demand	<1%

How readily rental homes find tenants.
A low rate means tenants compete for homes, which supports rents and often leads price growth.

Search index

Low demand	1–2
Balanced demand	3–5
High demand	6–10

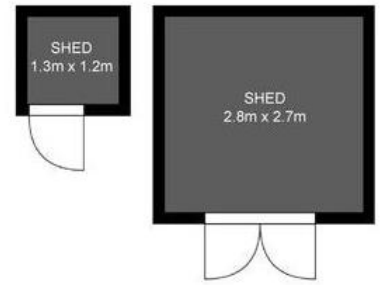
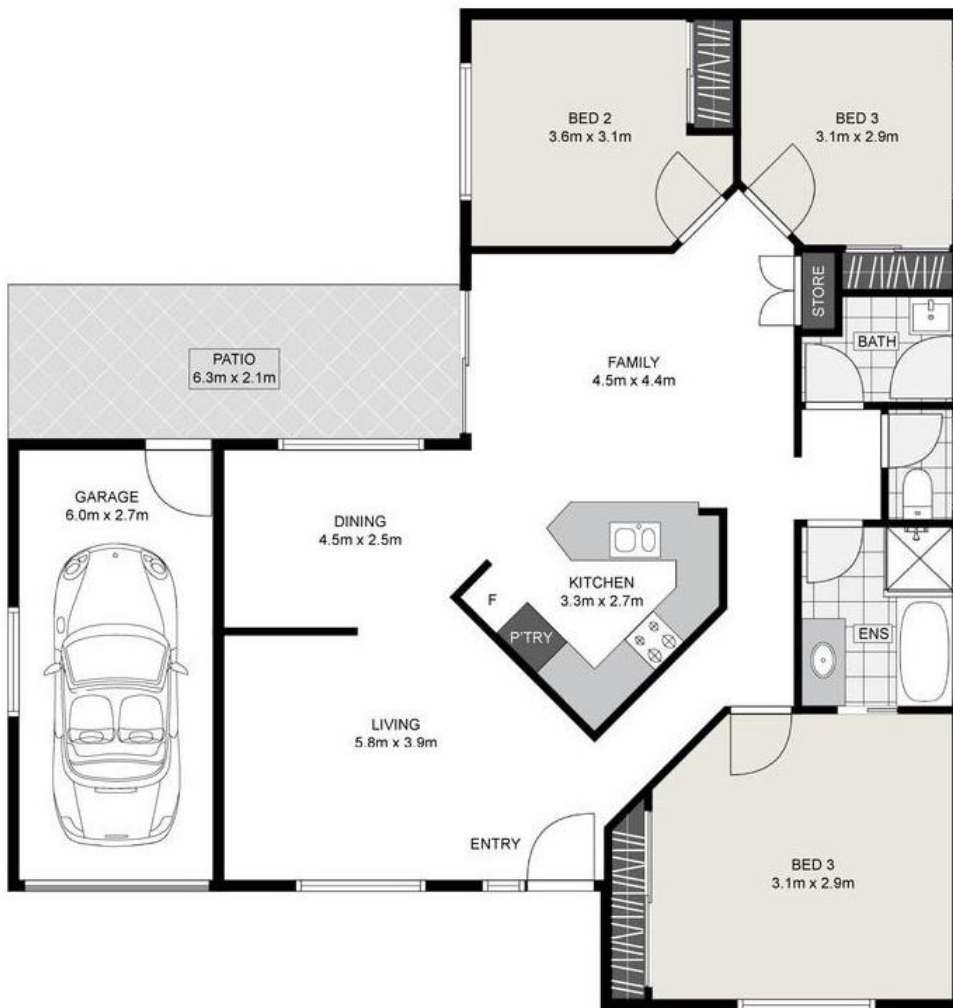
Online searches to buy and to rent in the area against the state or city average, where 5 is average.

Auction clearance rate

Low demand	<50%
Balanced demand	50–70%
High demand	>70%

Share of auctions that end in a sale. In regional markets, regular auctions are themselves a sign of demand.

Property Floor Plan



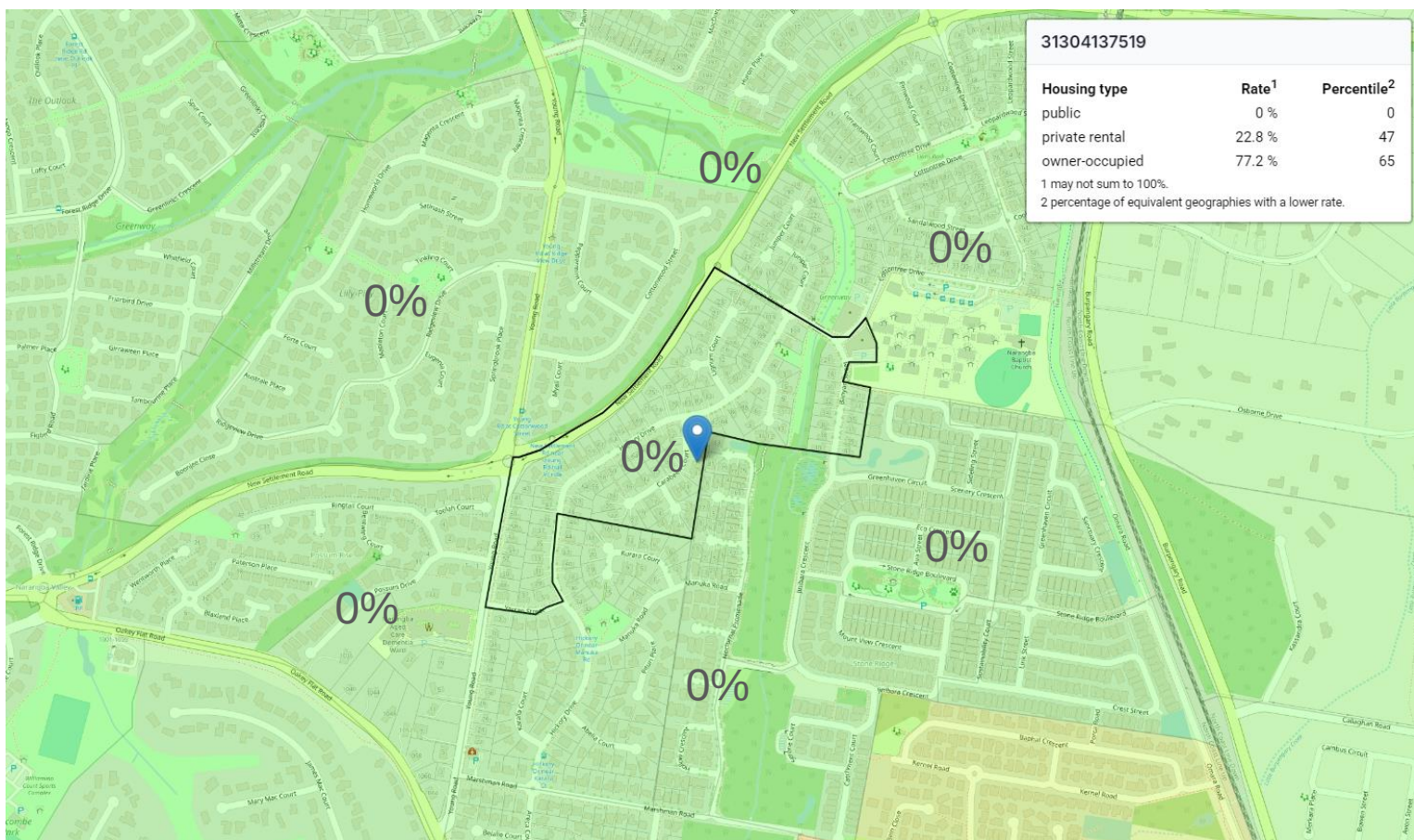
(NOT IN POSITION)



INT	: 118.00m ²
EXT	: 13.00m ²
SHED	: 10.00m ²
GARAGE	: 16.00m ²
TOTAL	: 157.00m ²

This floor plan, including the measurements and dimensions, is approximate and intended for illustrative purposes only.

Public Housing %



Considerations

- ✓ Property is located in SA1 area with 0% State Government Housing Department stock.
- ✓ SA 1 Areas in immediate surrounds show 0% Housing Department stock.

Disclaimer

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