



COMPLETED ROBUST SDA INVESTMENT | 3 PARTICIPANTS + OOA | FINAL-AS-BUILT CERTIFIED

Investor Information Memorandum

60 Marriott Boulevard, Weir Views VIC

Completed Robust SDA house with 3 participant bedrooms and OOA

\$1.3M Asking Price	\$136,888.50 p.a. Current Gross Income	\$211,383.50 p.a. Expected Gross Income	16.3% Expected Gross Yield	455.60 sqm Land Size	256.05 sqm Total Area
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A completed Robust SDA investment opportunity designed around durability, participant suitability, provider usability and long-term leasing appeal.

Current gross income is \$136,888.50 p.a. Expected/modelled gross income is \$211,383.50 p.a. to come, subject to SDA plans, participant/payment arrangements and purchaser due diligence.

Executive Summary & Income Model

The property currently receives \$136,888.50 p.a. based on current participant/payment assumptions supplied. The expected income model shows \$211,383.50 p.a. to come, subject to SDA plans, RRC/CRA, provider arrangements, lease documentation, payment history and management terms.

\$1,300,000 Asking Price	\$136,888.50 p.a. Current Gross Income	\$211,383.50 p.a. Expected Gross Income	\$41,853.93 p.a. Mgmt Fee on Expected	\$169,529.57 p.a. Expected Net Before Other Costs
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Income Model Breakdown		
Current Gross Income	\$136,888.50	Currently received based on current participant/payment assumptions supplied. Investor to verify SDA plan, funding and lease/provider documentation.
Expected Income Stream 1	\$69,250.00	Expected/to come income stream. Verify against SDA plan, funding and lease/provider documentation.
Expected Income Stream 2	\$68,077.00	Expected/to come income stream. Public IM excludes participant names and internal notes.
Expected Income Stream 3	\$74,056.50	Expected/to come income stream. RRC/CRA or contribution basis to be verified.
Expected Gross Income	\$211,383.50	Expected/modelled total income across all three participant/payment assumptions.
Management Fee - 18% + GST	-\$41,853.93	Modelled at 19.8% inclusive of GST against expected income. Final agreement to verify.
Expected Net Before Other Costs	\$169,529.57	Before vacancy, rates, insurance, repairs, land tax, finance, accounting and other ownership costs.

Yield Analysis			
Current Gross Yield	\$136,888.50 / \$1,300,000	10.5%	Current income position before vacancy and ownership costs.
Expected Gross Yield	\$211,383.50 / \$1,300,000	16.3%	
Current Net Yield Before Other Costs	\$109,784.58 / \$1,300,000	8.4%	After 18% + GST management fee only. Not a full net yield.
Expected Net Yield Before Other Costs	\$169,529.57 / \$1,300,000	13.0%	After 18% + GST management fee only. Not a full net yield.

Investor Thesis

60 Marriott Boulevard is positioned as a completed Robust SDA asset with three participant bedrooms, OOA support and multiple retreat spaces. The layout supports participant privacy, separation of spaces and provider-friendly daily operation, while the final-as-built certification gives investors a clearer position than a design-stage or proposed dwelling.

Return Scenarios

The table below stress-tests the supplied income assumptions across simple occupancy and payment scenarios. It does not include vacancy downtime, repairs, rates, insurance, land tax, finance or tax outcomes.

Scenario	Occupancy / Payment Assumption	Gross Income	Mgmt Fee 18% + GST	Net Before Other Costs	Gross Yield	Net Yield
Current income position	Current participant/payment assumptions supplied.	\$136,889	-\$27,104	\$109,785	10.5%	8.4%
Expected full model	Expected/to come model across three participant/payment assumptions.	\$211,384	-\$41,854	\$169,530	16.3%	13.0%
Two expected streams only	Expected income streams 1 and 2 only. Third stream excluded.	\$137,327	-\$27,191	\$110,136	10.6%	8.5%
One expected stream only	Highest expected single income stream only.	\$74,057	-\$14,663	\$59,393	5.7%	4.6%
No eligible SDA occupancy	No eligible participant/payment income during vacancy.	\$0	\$0	\$0	0.0%	0.0%

Provider / participant status

Current income is shown separately from the expected/modelled income to come. Investors should verify SDA plans, RRC/CRA basis, provider arrangements, occupancy, payment history, lease documentation and management terms before relying on either figure.

Benchmark context

The supplied 2025-26 SDA Price Calculator supports the underlying setting as a Post-2023 New Build house, 3 residents, Robust with Breakout Room, With OOA, Without Fire Sprinklers, VIC - Melbourne - West. The calculator context supports the expected income model, while the current income remains based on current participant/payment assumptions supplied.

SDA Compliance Summary

This summary connects the investor story to the physical specification and SDA evidence supplied. The property is certified at final-as-built stage as Robust SDA and includes OOA support, separate retreat/breakout spaces and three participant bedrooms.

Requirement / Feature	This Build
Marketing position	Completed Robust SDA investment with 3 participants + OOA.
Income basis	Current gross income \$136,888.50 p.a.; expected/modelled gross income \$211,383.50 p.a. to come, based on participant/payment assumptions supplied and subject to verification.
Category and certification note	Final-as-built certificate confirms Robust SDA, dwelling type House, certified 5/2/2024. Assessment summary records 3 Robust bedrooms excluding OOA.
SDA calculator context	2025-26 calculator setting: Post-2023 New Build, House, 3 residents, Robust with Breakout Room, With OOA, Without Fire Sprinklers, VIC - Melbourne - West.
Robust functionality	Provision of separate breakout / retreat room recorded. Each participant provided with a bedroom. OOA room included and not shared with another dwelling.
Resilient / easily maintained materials	High-impact wall linings, reinforced sanitary wall construction, robust cabinetry/fixtures and slip-resistant floor/wet-area finishes per supplied documentation.
Accessible wet areas	Participant ensuites, hobless shower arrangements, shower curtains, slip-resistant wet areas and sanitary wall reinforcement provisions.
Door and access details	Step-free access provisions, wide internal circulation, solid core doors and lockable windows noted across assessment/drawings.
Emergency / electrical resilience	Smoke alarms and evacuation planning noted. Fire sprinklers are not included. Power backup is not assumed.

Final-as-built

Robust SDA certificate supplied. Dwelling type: House. Certification date: 5/2/2024.

3 participants + OOA

Assessment summary records 3 Robust bedrooms excluding OOA, with OOA included.

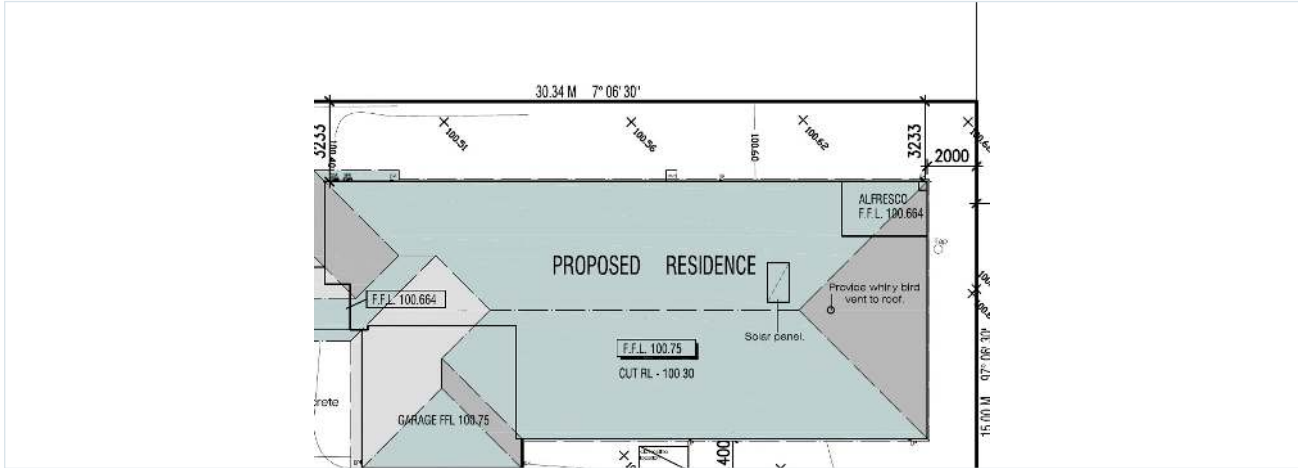
No sprinklers assumed

Fire sprinklers are not included. Power backup is not assumed in this Information Memorandum.

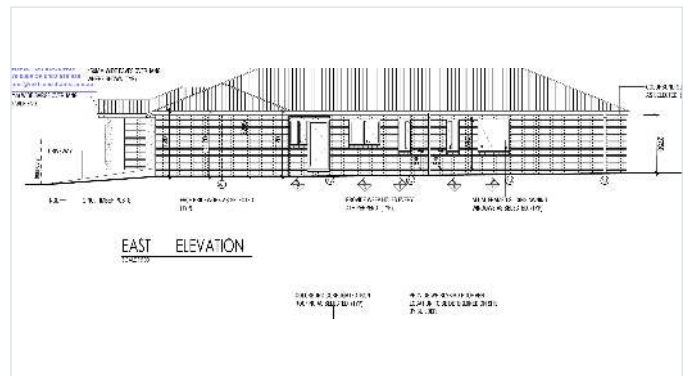
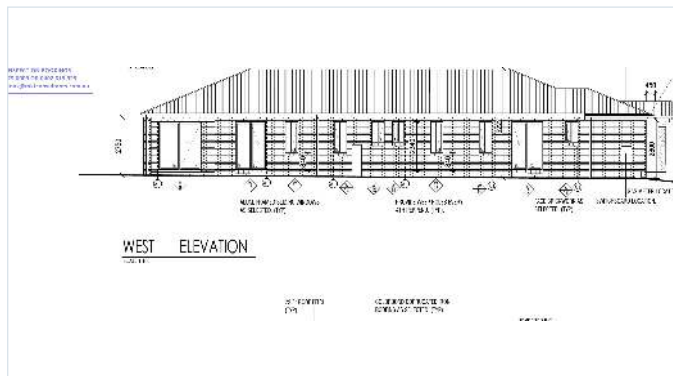
Site Plan & Elevations

The drawing excerpts below support due diligence on land size, setbacks, roof form, access and street presentation. Excerpts have been cropped for readability; investors should review the full drawing set before relying on any construction detail.

Site plan crop



Elevation excerpts



Drawing Evidence	Key Details
Site plan crop	Shows the single-storey residence, driveway/garage, porch, alfresco and rear/side access context.
Elevations	Show brick veneer presentation, Colorbond roof form, single-storey profile and street-facing facade.

Drawing note

Drawing excerpts are provided as high-level due diligence context only. Investors should review the complete architectural drawing set, area schedule and certification documents before relying on any construction detail.

Completed Property Evidence

Real site photography is included to reduce reliance on drawings or renders and show the completed property condition, street presentation, external access and internal living zones.



Street-facing facade



Rear / side access and alfresco circulation



Kitchen, meals and living zone



Living area with large windows and external access

Participant Rooms & Retreat Spaces

The participant bedrooms and retreat spaces are core pieces of the Robust SDA story. They show the completed home has practical separation, privacy and low-maintenance internal finishes.



Participant / retreat room with adjoining access



Participant bedroom with robe and sliding access



Private bedroom zone with low-maintenance flooring



Central living / kitchen line-of-sight

Accessibility & Participant Living Details

The participant wet areas are one of the strongest pieces of compliance evidence in this Information Memorandum. The photos below show open shower zones, shower curtains, tiled wet areas, toilet/vanity arrangements and durable finishes.



Open shower zone with curtain rail



Accessible wet-area layout and toilet access



Ensuite with shower curtain and vanity



Toilet, vanity and durable wall tiling

Weir Views Location & Demand Story

Weir Views is positioned within Melbourne's western growth corridor near Melton, with access to local shopping, daily services, health and medical services, transport links, parks, open space and broader western corridor infrastructure.

Location Advantage	Investment Relevance
Western growth corridor location	Supports long-term leasing appeal as the surrounding residential catchment and community infrastructure continue to mature.
Shopping and daily services	Positioned for access to Melton, local shopping and everyday services used by participants, families, support providers and staff.
Health and community services	The broader Melton area supports access to medical, allied health, community and participant support networks.
Transport and road access	Western Freeway and Melton-area connections support provider access, family visitation and movement across Melbourne's west.
Residential amenity	Parks, open space, local schools and community infrastructure contribute to a normal residential setting rather than a clinical or institutional environment.

Location due diligence focus

Access

Verify transport access, drive times and support-worker travel routes.

Services

Check health, allied health, shopping and community service proximity.

Suitability

Consider participant support networks, family access and preferred community setting.

Growth

Assess surrounding residential growth, infrastructure maturity and long-term demand context.

Location note

Location information is provided as high-level context only. Investors should verify drive times, transport access, health services, support networks, local amenities and participant suitability during due diligence.

Risk Disclosure & Investor Notes

A credible Information Memorandum should not hide risk. The income model is presented responsibly so investors can test the assumptions rather than relying on headline yield alone.

Risk / Variable	Disclosure
Occupancy risk	Projected income assumes the supplied participant/payment assumptions continue. Vacancy periods, participant exits or changed arrangements will reduce actual income.
Funding risk	SDA pricing, MRRC/RRC/CRA, participant eligibility, plan dates and location factors may change over time and should be checked against current NDIS rules.
Provider / participant documentation	Current income assumptions should be verified against SDA plans, lease documentation, provider agreements, RRC/CRA records and payment history.
Operating costs	Net income will be affected by the actual management agreement, rates, insurance, maintenance, land tax, accounting, vacancy, finance and other ownership costs. This model uses an 18% + GST management fee allowance.
Tax outcomes	Tax, depreciation and after-tax cash flow depend on purchaser structure, taxable income, asset allocation and advice from a qualified accountant and quantity surveyor. No depreciation estimate is included in this Information Memorandum.
Investment return claims	The Australian Government and NDIA do not guarantee SDA investment returns. Prospective investors carry the risks of their investment, including vacancy risk.

Income presentation note

Current gross income is \$136,888.50 p.a. The expected/modelled gross income is \$211,383.50 p.a. to come. The Information Memorandum excludes participant names, internal notes, lease dates and plan dates. Investors should verify SDA plans, RRC/CRA, provider arrangements, occupancy, management terms and all ownership costs before relying on either income figure.

Specifications Overview

This page gives the skimmable specification view. The following pages provide a room/zone-based register using the supplied drawings, assessment materials and listing description.

Category	Headline Specifications
Design / areas	Single-storey Robust SDA house. Land 455.60 sqm; ground floor 208.19 sqm; porch 4.28 sqm; alfresco 7.58 sqm; garage 36.00 sqm; total 256.05 sqm.
SDA configuration	3 participant bedrooms, participant ensuites, multiple retreat spaces, study/staff support, OOA room, family/meals/kitchen, laundry, garage and alfresco.
Certification	Final-as-built certification as Robust SDA. Assessment summary records 3 Robust bedrooms excluding OOA.
Access and circulation	Safe continuous step-free access, step-free internal circulation, wide door openings and clear internal movement paths.
Wet areas	Participant ensuites with open/hobless shower arrangements, shower curtains, slip-resistant finishes and reinforced sanitary wall construction.
Durability	High-impact wall linings, sound insulation to participant bedrooms, robust materials, solid core doors, lockable windows and durable internal fit-off.
Electrical / safety	Smoke alarms in bedrooms/living spaces, emergency evacuation planning, recessed lighting and kitchen task lighting provisions. Fire sprinklers not provided.

Robust

SDA category

3

Participant bedrooms

OOA

Included

Final-as-built

Certification



Detailed Specifications Register - Building Envelope & Site

The specification register is written for investor due diligence. Final compliance and construction details should be checked against the full architectural drawings, certification material and any builder documentation.

Item	Complete Specification
House design	Single-storey Robust SDA house with three participant bedrooms, OOA support and multiple retreat/functional support spaces.
Area schedule	Ground floor 208.19 sqm; porch 4.28 sqm; alfresco 7.58 sqm; garage 36.00 sqm; total 256.05 sqm; site area 455.60 sqm.
Building envelope	Brick veneer presentation, Colorbond roof form, aluminium-framed windows and sliding doors as shown in the supplied architectural drawings.
Garage / driveway	Double garage with concrete driveway and front approach area shown in the completed exterior photography and drawings.
External access	Side and rear external paths, alfresco access and landscaped surrounds shown in the completed site photography.
Private open space	Rear/side yard and alfresco zone support outdoor residential amenity and practical external circulation.
Completion evidence	Completed site photography supplied for exterior, living/kitchen, participant rooms and wet areas.



Rear / side access and alfresco circulation

Detailed Specifications Register - Internal Layout & Use

The internal layout supports a 3-participant Robust SDA model, with privacy, retreat zones and support functionality built into the household arrangement.

Item	Complete Specification
Participant bedrooms	Three participant bedrooms, each supported by ensuite facilities. Bedrooms are supported by robe provision and low-maintenance finishes.
Retreat / breakout spaces	Dedicated retreat spaces are positioned throughout the plan to support separation, de-escalation and participant matching.
OOA / support	On-site Overnight Assistance support included, with study/staff support functionality shown in the drawings and assessment material.
Living / meals / kitchen	Open household living, meals and kitchen zone with strong line-of-sight, large window openings and split-system air conditioning visible in photos.
Laundry	Laundry area included with practical access from the internal circulation zone.
Internal circulation	Step-free internal circulation and clear movement paths support provider usability and participant access.
Floor finishes	Combination of low-maintenance hard flooring in common areas and carpeted private rooms, as shown in completed photos and floor finishes plan.



Open living / kitchen zone



Participant bedroom / private room zone

Detailed Specifications Register - Robust SDA & Accessibility

The supplied assessment and listing materials position the home around Robust SDA durability, accessible circulation and wet-area usability.

Item	Complete Specification
SDA design category	Robust, final-as-built certified. Assessment summary records three Robust bedrooms excluding OOA.
Breakout / retreat	Separate breakout / retreat provision is recorded for Robust use.
Wet area construction	Sanitary wall reinforcement and slip resistance provisions are recorded in final-as-built assessment materials.
Showers	Participant ensuites include open/hobless shower arrangements, shower curtain rails and easy-clean tiled wet areas.
Doorways and movement	Wide doorway/corridor provisions and step-free transitions support accessible movement throughout the home.
Durability	High-impact wall linings, sound insulation to participant bedrooms, high-impact/vandal-resistant fittings and solid core doors are noted in supplied materials.
Windows and fixtures	Lockable windows, robust fittings and durable internal finishes support long-term maintenance efficiency.
Fire sprinklers / power backup	Fire sprinklers are not provided. Power backup is not assumed.



Accessible wet-area layout

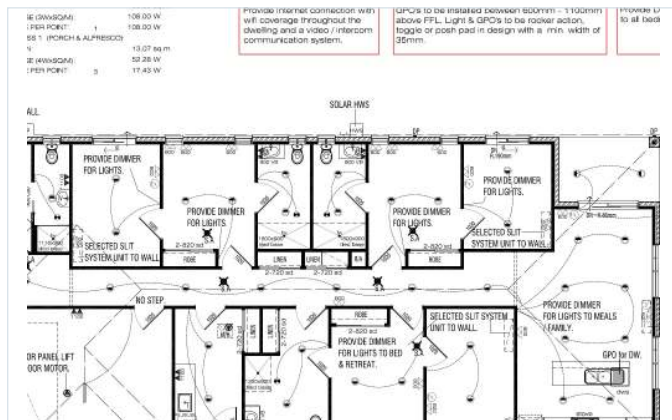


Open shower zone

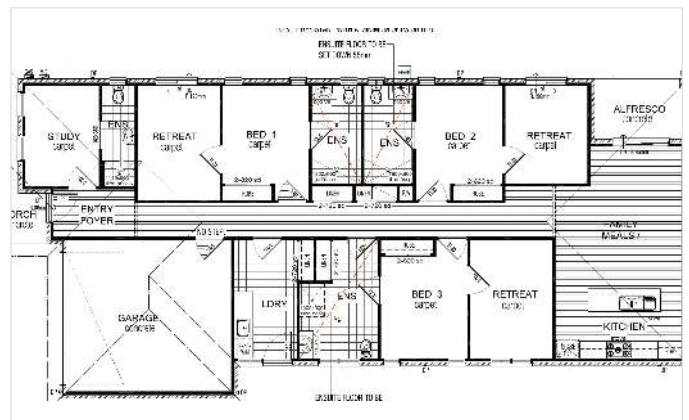
Detailed Specifications Register - Electrical, Kitchen & Wet Area Details

The detailed drawing sheets provide additional due diligence context for electrical placement, floor finishes, kitchen joinery and ensuite construction details. The cropped drawings below are enlarged for readability.

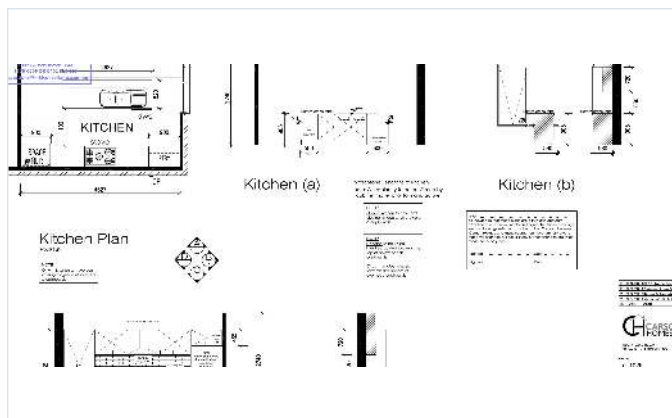
Electrical plan crop



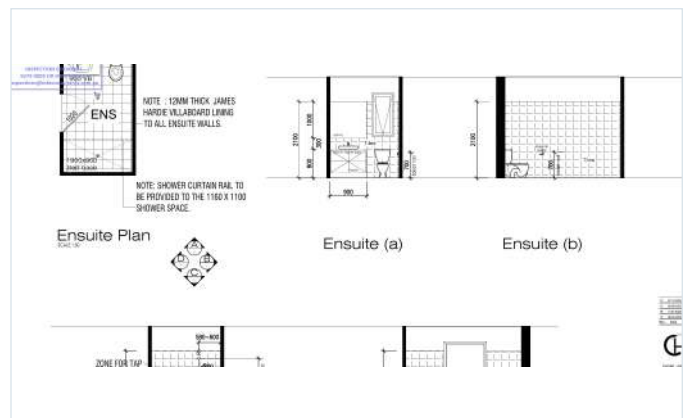
Floor finishes plan crop



Kitchen detail crop



Ensuite detail crop



Item	Complete Specification
Kitchen	Cooktop, oven, rangehood, sink, dishwasher, task lighting and robust cabinetry/material provisions noted in checklist/drawings.
Electrical / safety	Recessed lighting, smoke alarms, switching/power layouts and emergency evacuation planning noted across supplied materials.
HVAC	Split-system air conditioning visible in completed living and bedroom photography; final inclusions to be verified.

SDA Evidence Summary

The evidence below supports the category, certification and income-setting story. It is shown as due diligence context and should be read with the complete source documents.

Final-As-Built Certificate

Robust SDA, House, Lot 1025 60 Marriott Boulevard Weir Views VIC 3338. Certification date 5/2/2024. Assessor: Lucas Wheeler, SDA Assessors Australia.



Assessment Summary

Final-as-built stage, proposed building type House, SA4 Melbourne - West, Robust category with 3 bedrooms excluding OOA. OOA included, separate breakout room provided, no fire sprinklers and not a refurbished dwelling



SDA Price Calculator Context

2025-26 calculator setting: Post-2023 New Build; House, 3 residents; Robust with Breakout Room; With OOA; Without Fire Sprinklers; Input Tax Credits not claimed; VIC - Melbourne - West; location factor 0.97; location adjusted SDA amount \$61,076.



SDA Robust Design Checklist

Evidence note

These summaries are provided as investor due diligence context only. Purchasers should review the complete source documents before relying on certification, income, design category or construction assumptions.

Contact / Due Diligence



Contact Necessity Housing

Request the due diligence pack and verify the income, SDA category, participant/payment assumptions, provider arrangements and operating costs before relying on the modelled returns.

Suggested Due Diligence Pack

- Final-as-built SDA certificate, SDA assessment summary and Robust design checklist.
- SDA Price Calculator / income-setting support documents.
- Full architectural drawing set and area schedule.
- Current SDA plans, RRC/CRA basis and participant/payment documentation.
- Provider agreement, lease documentation and management agreement.
- Rates, insurance, maintenance, land tax and other ownership cost estimates.
- Independent legal, accounting, finance and NDIS/SDA advice.

Important notice

This Information Memorandum is a marketing and due diligence aid only. It is not financial, legal, tax, investment or NDIS advice. Income and return figures are modelled only and are subject to verification, occupancy, participant eligibility, SDA pricing, provider agreements, lease documentation, operating costs and purchaser due diligence.