

PATHWAY PROPERTY

Investment Analysis Report

Property Details

Address	122 Station Street
Analysis Date	07 January 2026
Street Level Verdict	REJECT

OVERALL ASSESSMENT: LOW

Recommendation: STRONG_BUY

Executive Summary

Analysis of 122 Station Street. This property presents low risk with strong fundamentals. Value-add potential of \$80,000 identified. Gross yield estimate: 6.1%.

Key Risks

Category	Issue	Severity	Mitigation
No significant risks identified			

Value-Add Opportunities

Type	Description	Est. Value Add
BedroomConversion	Convert large laundry or study into additional bedroom	\$35,000
BathroomAddition	Add ensuite to master bedroom	\$45,000

Financial Summary

Gross Yield	6.1%
Net Yield	4.5%
Monthly Cashflow (80% LVR)	\$-357
Total Annual Outgoings	\$5,000

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Always seek independent professional advice before making investment decisions.

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