

# PATHWAY PROPERTY

## Investment Analysis Report

### Property Details

<b>Address</b>	122 Station Street
<b>Analysis Date</b>	07 January 2026
<b>Street Level Verdict</b>	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

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

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Always seek independent professional advice before making investment decisions.

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