



Co-living

MEETING THE NEEDS OF THE HOUSING
SHORTAGE WHILE PROVIDING EXCELLENT
INVESTOR BENEFITS FOR THE LANDLORD

Darren Laudenbach



- 30 Years as a Financial Planner
- Licensed Real Estate Agent
- 100's of Property Education Workshops
- Trained the Experts
- Owner of property, shares and a few businesses
- Published Author



The information in this presentation does not constitute financial advice. You should seek financial advice from an industry professional in relation to your personal situation

PROPERTY CASH FLOW



What is Co-living?

- Age-old living arrangement with a modern twist
- Caters for those who will to live in a home rather than a unit
- Provides a small community
- Privacy combined with shared spaces
- Landlord can choose tenants in a specific demographic for their home (e.g. over 55 yo women)
- Partially furnished for tenant convenience
- Electricity and NBN paid for by the landlord. Solar is recommended.
- Specific “House Rules” and tenancy arrangements apply

Co-living – Demand is very high

- **MARKET DEMAND** - Provides quality accommodation options (aimed at those from age 25+).
- **SOCIALLY RESPONSIBLE INVESTING** - An investment property with a difference. You can help solve a massive social need, and in return, enjoy higher rental returns.
- **MEETING A MARKET NEED** - this type of accommodation has been available in Europe for decades and is very popular in Australia today
- **MAKE A DIFFERENCE, PEACE OF MIND, MAKE MONEY** - An investment Property with a Difference. You help solve a massive social need and in return enjoy higher rental returns, longer tenures and hassle-free management

Co-living – The next generation in residential investment property

10% Yields

A Reward by Gallery delivers more than double the return of a traditional investment property

3 Income Streams

A single Reward by Gallery home provides 3 separate income streams from tenants.

Research

We collected feedback from 1300+ coliving respondents and found that:

- ✓ Average age of tenants is 33
- ✓ Average tenure is 4-5 years
- ✓ Will pay \$50 p.w. more than advertised

Respondents identified the below items as being critical:

- ✓ Private Bathroom
- ✓ Lockable Pantry
- ✓ Dedicated Coliving (no live-in owner)
- ✓ Fully Furnished
- ✓ Air Conditioning

tenants willing to move within 15km radius

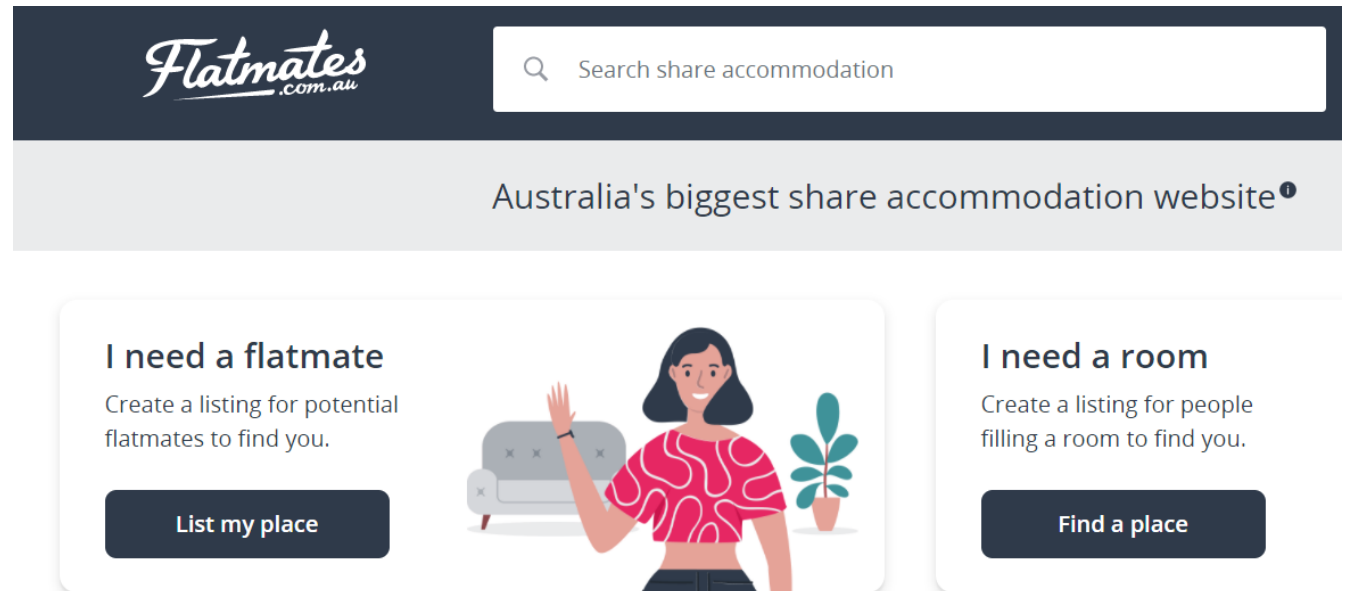
Co-living – Demand is very high

6966 Tenants actively looking today

Current demand for comparable co-living housing solutions in greater Brisbane and Melbourne.

620 Rooms for rent

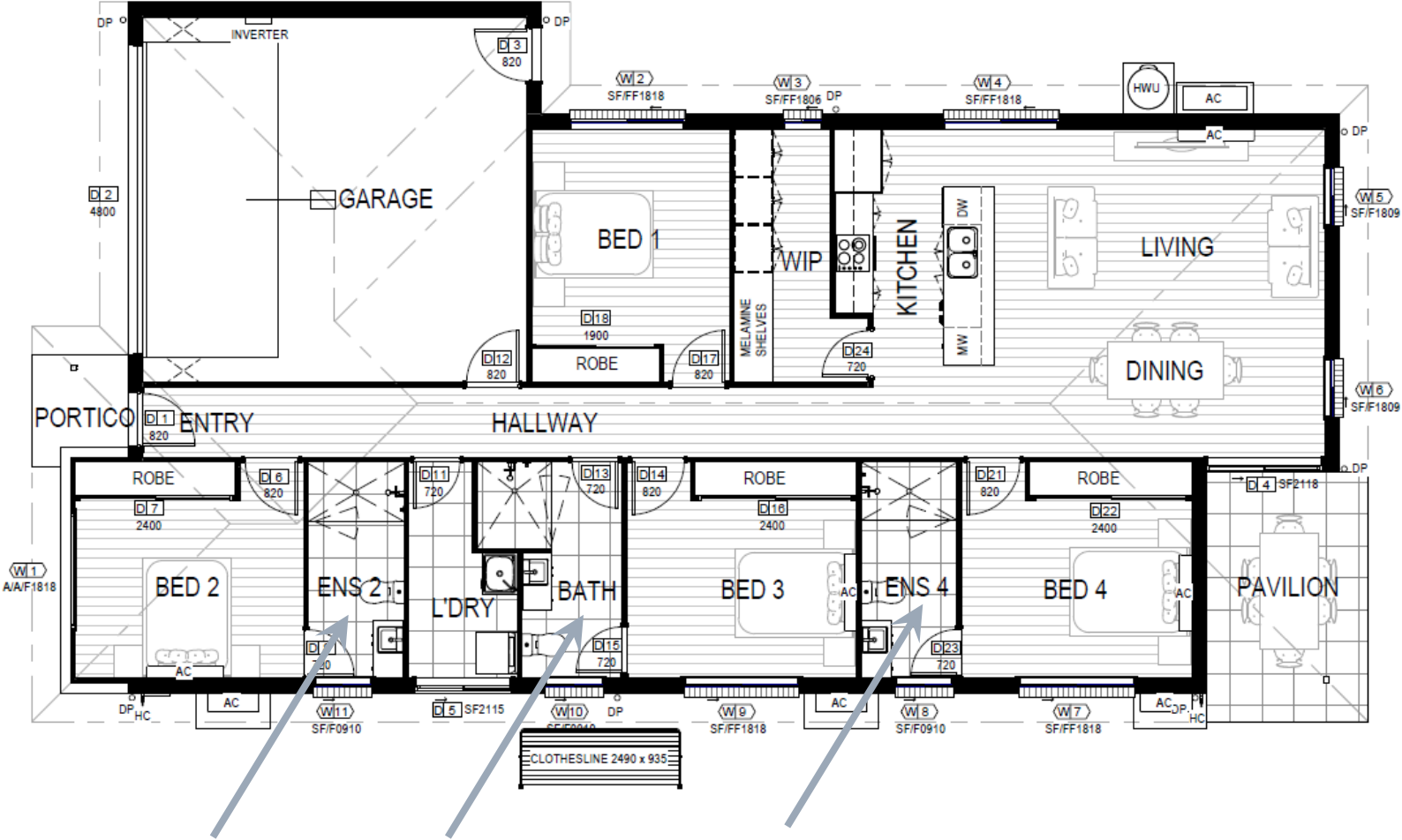
Current supply for tenants looking to rent a co-living space.



The screenshot shows the Flatmates.com.au website interface. At the top left is the logo 'Flatmates.com.au'. To its right is a search bar with a magnifying glass icon and the text 'Search share accommodation'. Below the search bar is a grey banner with the text 'Australia's biggest share accommodation website' and a small '1' icon. Below the banner are two main action cards. The left card is titled 'I need a flatmate' and contains the text 'Create a listing for potential flatmates to find you.' and a dark blue button labeled 'List my place'. The right card is titled 'I need a room' and contains the text 'Create a listing for people filling a room to find you.' and a dark blue button labeled 'Find a place'. An illustration of a woman in a red patterned top standing next to a grey sofa and a potted plant is positioned between the two cards.

*at the time the research was undertaken

Co-Living Example floor plan



ADDITIONAL Typical Inclusions for Co-Living Designs.

Inclusions



- Solar 6kw
- Split aircons in 3 bedrooms plus living area
- Ceiling fans to the 3 bedrooms for energy efficiency
- Locks to each individual bedroom
- 3 lockable pantry's to WIP
- Data point & TV point to each bedroom

Investment Returns

- Investment is only around \$30,000 more than a non Co-living home plus furniture pack (between \$10k-\$30k)
- Rentals \$250 + per person
- Demand is seeing \$300+ per person



The numbers...

- \$600k -750k+ purchase price
- \$750 - \$900+ per week rental
- Rental Guarantee available on some properties





Locations

- Queensland
- Victoria
- South Australia
- NSW
- WA

Current Stock Availability

- Waiting List Only
 - Must be Finance Ready
 - Market is Moving Very Fast
 - Process to Secure
-



What is the Purchase Process

1. Meet with Property Cash Flow adviser to determine suitability
2. Where required, arrange pre-approval for finance
3. Select a suitable property via Property Cash Flow
4. Pay holding deposit – normally \$1,000
5. Land & Build Contracts are issued for review by conveyancer
6. Sign contracts and pay deposits – normally 5% of total land & build





Your Action Plan

- ✓ Make a Decision – is Co-living for You?
- ✓ Do Your Research (I can help)
- ✓ Personal Consult
 - ✓ Are you ready financially?
 - ✓ Preferred Locations
- ✓ Get on the Waiting List

Contact

Darren Laudenbach

NDIS SDA Expert

0419 692 974

darren@laudenbach.me

www.propertycashflow.com.au

