



HIGH YIELD HIGH GROWTH PROPERTY FAST - TRACK



HIGH YIELD PROPERTY CLUB

WELCOME TO THE HIGH YIELD PROPERTY CLUB 8%+ FAST TRACK STRATEGY



Hi, I'm Kevin Doodney, an Australian Housing Futurist dedicated to innovating smarter, smaller, and more affordable housing strategies that are shaping the future of housing. As the Founder of the Future Housing Taskforce and Director of the High Yield Property Club, I'm thrilled that you've downloaded this strategy document.

For the past fifteen years, I've been assisting property investors in fast-tracking their portfolios by investing in high-yield properties that offer tenants easy-living sacred spaces. One of my students has even achieved over one million dollars per annum in rental income, demonstrating the potential of these high social impact investments.

Today, I want to introduce you to one of the most incredible property investment strategies I've encountered in my 40 years of real estate experience. I've transacted more than 20,000 property deals, worth more than \$2 billion dollars, and this strategy stands out as a game-changer in the industry.

My goal is to share this innovative strategy with you, providing you with the insights you need to fast track your portfolio building so that you can create a legacy for your family and make a strong social impact. Together, we can create a win/win future where attractive, affordable housing is accessible to all, shaping a better tomorrow for everyone involved

KEVIN WAS FEATURED ON CHANNEL 7 FOR HIS INCREDIBLE SOLUTIONS.





THIS STRATEGY IS AN ABSOLUTE GAME CHANGER...

It can fast track you to \$200,000 per annum passive income and beyond. It can **help you create a legacy for you and your family, and make a difference.**

It can take you from being asset rich, cashflow poor... with an underperforming portfolio... To a being a highly leveraged property investor who has their money and their investments working as hard as possible ... and as smart as possible.

This strategy isn't **just** about building wealth; it's about gaining the freedom to **work because you want** to, not because you have to. Imagine the security of knowing that even if you couldn't work, you'd still have a reliable source of income.

What **sets this strategy apart** is that it's "done for you" by experts in the field. **You're not just investing money; you're leveraging other people's time and expertise**, a key principle of wealth accumulation.

The the High Yield Property Club 8%+ Fast Track strategy can help you leave a legacy for your **children** which continues to **grow in passive income and capital growth**.

It also gives you the opportunity to participate in **high social impact investing**, and make a genuine difference to people's lives, and adding quality homes to rent amidst one of the worst rental crisis' Australia has ever seen. I am going to **outline** the High Yield Property Club 8%+ Fast Track strategy to you so that you can learn how it works, and more importantly, **understand the power of this strategy**.

The strategy is straightforward, but its success hinges on successful execution observing all of the critical success factors.





NOW, THAT'S THE TRICKY PART.

I will be very upfront with you. After educating over a thousand people about this strategy and how to implement it, there were only a small percentage of people who actually put the strategy into practice.

My team and I were shocked at this, so we endeavored to find out why.

When we interviewed the people we educated, we found three main reasons for this:

- 1.** There is a lot of knowledge and expertise involved in the implementation of the strategy. People who learned the theory, the found that the details of practical application was complex.
- 2.** There are risks involved. Getting it wrong could result in mistakes that can leave you up to \$100,000 out of pocket. Even though people learned how to mitigate these risks, they felt it was best left to the professionals who were highly experienced.
- 3.** It is very time consuming to implement this. Busy professionals and business owners found it way too overwhelming, and found it difficult to make the time to do the due diligence and get everything right.

So in discussing the strategy, I am also going to reference our “done for you” development management service that we provide to our members. This will allow you to concentrate on understanding the strategy, instead of worrying about how you will find the time to implement it and get it right.

We do the entire process for you from start to finish as your development manager because it is such a specialist field.

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Plus we are a “volume” development manager, we are able to obtain excellent discounts through bulk buys and preferred supplier arrangements.

Does that sound fair enough to you?

Thank you. Let me elaborate further...

To grasp the strategy, it's essential to comprehend the pivotal roadblocks that hinder property investors from expanding their portfolios. Understanding these challenges unveils the pathway to overcoming them...



ROADBLOCK #1 CAPITAL EXHAUSTION

Property investors often face the challenge of depleting their available capital. This occurs when they have invested all their equity into properties, leaving them with insufficient funds to acquire additional properties. They often rely solely on capital growth to increase their equity position.

Without creating capital, investors are unable to expand their portfolios, limiting their potential for growth and reducing their ability to capitalise on additional investment opportunities. This roadblock underscores the importance of creating equity rather than relying on capital growth.

ROADBLOCK #2 RUN OUT OF SERVICEABILITY

Property investors often hit a roadblock when they run out of serviceability. This means they reach a point where they no longer have the cash flow to continue purchasing more properties. Negative gearing programs, while initially attractive for tax benefits, often lead to this issue. As investors focus on reducing their tax bill, they may overlook the importance of maintaining sufficient cash flow to support their investment activities. This underscores the need for a balanced approach to property investment, ensuring that investors can sustainably grow their portfolios with enough serviceability to support additional properties.



LET'S GET INTO THE 8% FAST TRACK STRATEGY.

UNLOCKING LEVERAGE: A VISUAL GUIDE TO THE 8%+ FAST TRACK STRATEGY



STEPS:

AN OVERVIEW OF THE 8%+ FAST TRACK STRATEGY

The 8%+ Fast Track Strategy is a dynamic rooming house micro-development and investment approach designed for rapid portfolio growth. Here's a more compelling breakdown of its steps:

STEP 1: MARKET READY

As the first step, it's crucial to prepare for the market and secure financing. This type of financing is specialised, requiring the expertise of a highly experienced broker. Additionally, becoming market ready involves educating yourself on the systems and processes that the High Yield Property Club will deploy as your development managers during the rooming house micro-development.

STEP 2: STRATEGIC LAND ACQUISITION

Next we will identify and acquire a suitable block of land in a desirable Brisbane City Council location for a rooming house development.



STEP 3: ROOMING HOUSE CONSTRUCTION

In this step we build a High Yield Property Club designed Rooming House on the land acquired. By purchasing the land separately and then proceeding with the construction, you acquire the property without the typical markup that a developer would charge for a finished product. The construction process is fully managed for you, and the building is completed by a highly experienced Rooming House Builder. We have carefully vetted and thoroughly tested this builder, ensuring they meet the High Yield Property Club's stringent approval criteria.



STEP 4: 8%+ CASHFLOW

After construction, we help you engage specialised rooming house asset managers who will secure tenants from the ideal demographic for your property. Their expertise ensures smooth tenancies, optimises rental income, ensuring your rooming house is always in high demand.

STEP 5: DEPRECIATION

We help you engage a rooming house specialist quantity surveyor who will prepare an optimised depreciation schedule for you. The depreciation schedule for will outline the deductions available on your rooming house for the purpose of maximising your return each tax time.

STEP 6: EQUITY UPLIFT

Once the rooming house is tenanted, you can go ahead and conduct a new valuation of the property. This step aims to capture the increase in property value, resulting in an equity uplift.

STEP 7: REPEAT AND SCALE

Repeat the cycle by acquiring, developing, renting, and revaluing rooming houses. This iterative process accelerates portfolio growth and enhances overall returns.

By following these steps, investors can fast-track their property investment journey, achieve an 8%+ return, and build a robust portfolio of high-yield assets.



WHAT IS A ROOMING HOUSE?

Rooming Accommodation in Brisbane is classified as a Class 1B dwelling, consisting of individual rental rooms. According to the Brisbane City Council regulations, Rooming Houses must not exceed a total floor area of 300m² and can have a maximum of five lettable areas. Each room is designed to accommodate one person, with a limit of five unrelated parties residing in the house.

The Rooming Houses we construct are meticulously designed to cater to the "sweet spot" of market demand. They feature a common area comprising a living space, kitchen, and shared laundry facilities.

Each semi-self-contained rooming "micro-apartment" includes a private bedroom, living area, bathroom, kitchenette, and a lockable door. Additionally, our properties offer an outdoor living space and utilize solar power to reduce costs and create a homely atmosphere.

At the High Yield Property Club, our Rooming Accommodation Investments provide everything a busy, employed single-person household renter could need and want. This focus on tenant satisfaction contributes to our properties consistently generating an excellent rental return of 8%* or more per annum.



OVERVIEW OF THE BASIC NUMBERS:

Here's an example of the numbers when micro-developing a rooming house:

Imagine purchasing a block of land suitable for a rooming house for \$550,000. Building a lowset rooming house on a 400m² block of land, including all site costs, let's assume the building cost is \$500,000. Furnishing the rooming house would cost \$27,500 for all furniture and tenant essentials. This brings your total acquisition cost to \$1,077,500.

Renting out the rooms at \$380 each, you earn \$95,000 annually, achieving an impressive 8.8% gross return.

To further boost your investment, let's conservatively revalue the property at \$1,200,000, resulting in an equity uplift of over \$100,000. You can use this increased equity to acquire another high-yield rooming house, potentially generating even more income.

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INSIGHTS WATCH THE
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THE FOUR CRITICAL SUCCESS FACTORS OF THIS STRATEGY

Four key success factors are the foundation of the High Yield Property Club's 8%+ Fast Track strategy. Each factor plays a crucial role in ensuring the effectiveness and profitability of our approach. Here's an outline of each factor

1. LOCATION – HIGH GROWTH

Investing in Brisbane's highly sought-after Brisbane City Council municipality presents a lucrative opportunity due to the city's exceptional growth trajectory. As Australia's fastest-growing capital city, Brisbane's winning bid to host the 2032 Olympic Games has catapulted its growth, attracting billions of dollars for infrastructure projects and city improvements. This influx of people, coupled with a shortage of affordable accommodations, has resulted in a housing crisis, driving up demand.

Investors stand to benefit significantly from this unique situation, offering a cost-effective housing solution for residents while capitalizing on the high demand and dwindling supply. Australian property economists recognize the long-standing supply issues exacerbated by declining financing options, supply chain bottlenecks, and pandemic-related challenges, creating an unprecedented opportunity for investors to meet the market's needs without oversupply concerns.

Furthermore, key statistics underscore Brisbane's growth potential:

- ANZ forecasts a 9-10% property price rise in Brisbane in 2024, indicating strong capital growth prospects.
- The Queensland Government's commitment to an \$88.7 billion four-year state-wide building program will further boost economic growth and infrastructure development.
- Queensland's population is projected to boom, reaching between 6.4 and 8.27 million by 2046, creating sustained demand for housing and property investment opportunities.

2. HIGH RENTAL YIELD – 8% OR BETTER

Achieving high yields is crucial for property investors looking to expand their portfolios. It enhances their ability to acquire more properties and strengthens their serviceability position. High yields play a key role in optimising return on investment, reducing risks, and maintaining a stable and leveraged portfolio.

3. HIGH DEMAND

The demand for rooming micro-apartments in Brisbane is surging, driven by a perfect storm of factors. Interstate migration, immigration, and the intense rental market pressure are fueling this demand. With single-person households becoming increasingly prevalent, the need for compact, affordable living spaces is at an all-time high. This trend is set to intensify, with projections indicating a significant rise in the proportion of one-person households, from 23.4% in 2021 to a staggering 40.5% by 2046. As the city's population grows and lifestyles evolve, the demand for rooming micro-apartments is poised to remain strong, making them a lucrative investment opportunity in Brisbane's dynamic real estate landscape.

4. HIGH SOCIAL IMPACT

Social Impact Property Investing represents a forward-thinking approach to real estate, focusing on properties that benefit both communities and the investor. In the current rental crisis, characterised by unprecedented demand and limited supply, this investment model stands out for its unique contribution. Amidst the worst rental crisis in recent memory, our rooming houses play a crucial role. Each property doesn't just add to the rental stock; it creates five individual sanctuaries, addressing the critical need for housing while fostering a sense of community. This approach not only improves the lives of tenants but also enriches the fabric of the neighbourhood.



Logos: Better Business, 7, 9, ABC Television, ABC, The Conversation, QUEST, The Guardian, SBS NEWS

FREE

8%+ RETURN

WHOLESALE BRISBANE

PROPERTY

MASTERCLASS

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The High Yield Property Club 8%+ Fast Track strategy allows you to leverage your initial investment to build a portfolio of high-return properties, creating a cycle of growth and wealth accumulation. With careful management and strategic reinvestment, the possibilities for financial success in rooming house investments are substantial and exciting.

Please note that this report provides an overview and does not cover all the details of our strategy. For a comprehensive understanding, we recommend watching our Video Masterclass on The 8%+ Wholesale Rooming House System. You can access it immediately here: [Rooming House Video Masterclass](#).

We invite you to explore how our 8%+ Fast Track strategy can help you build a lasting legacy for your family and positively impact people's lives. For a personal discussion and to address all your questions, please contact us at 1800 10 100.

We are excited about the opportunity to collaborate with you.

Best regards,

Kevin Doodney and the High Yield Property Club Team



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