

# EXCITING 9.03%\* RETURN WHOLESALE CO-LIVING HOUSE

73-75 OAKEY FLAT RD, MORAYFILED



We've identified an outstanding opportunity for a co-living housing development project in the rapidly growing suburb of Morayfield, featuring 4 available lots. This opportunity is exclusive to the High Yield Property Club.

This is suited to investors looking to capitalise on the increasing demand for well-located, high-yield rental properties in Brisbane's northern corridor.

The co-living houses are conveniently located approximately 1km from the Morayfield district center, providing tenants with easy access to shopping, dining, and entertainment options.

Located approximately 44 kilometers from Brisbane's CBD and 39 kilometers from Brisbane Airport, Morayfield offers excellent connectivity for tenants. The suburb is well-served by public transport, including train and bus networks, and provides easy access to major highways, ensuring seamless commutes to employment hubs and lifestyle destinations. With a wide range of amenities, including schools, shopping centers, medical facilities, and recreational spaces, Morayfield is an attractive choice for tenants seeking convenience and

modern living.

Each available lot is 382m<sup>2</sup>, offering a well-proportioned site for a functional and tenant-focused development. A provisional sum has been allowed for piling, with final pricing to be determined following the completion of an engineering report. Additionally, a provisional sum has been allocated for infrastructure charges to ensure compliance with Moreton Bay Council guidelines.

**This property will be built as a two-part contract with a 9.03%\*+ Projected return.**

**Total package price: \$1,062,960\***



**FOR PLANS AND  
FURTHER DETAILS,  
CONTACT US  
📞 1800 10 1000  
OR EMAIL US**

**[stephanie@highyieldpropertyclub.com.au](mailto:stephanie@highyieldpropertyclub.com.au)**





## **OPTIMIZED CO-LIVING INVESTMENT:** **Designed for Demand, Built for High Returns**

Our co-living dwellings are purpose-built for maximum rental demand and investor returns. Each property consists of 5 individually leased rental rooms, designed to accommodate single occupants, ensuring compliance with planning regulations and optimal tenant experience.

Our semi-self-contained “micro-apartments” provide tenants with the perfect balance of privacy and community. Each room features:

- ✓ A private, lockable bedroom for personal space
- ✓ A dedicated lounge/dining area, offering a comfortable living environment
- ✓ Access to a patio with outdoor living space, enhancing lifestyle appeal
- ✓ Ensuite for privacy

We prioritise tenant satisfaction by ensuring a modern, well-designed living experience, which directly translates into strong, stable rental demand. Our properties also incorporate solar power, reducing running costs for tenants and increasing the sustainability of your investment.

At High Yield Property Club, we create smarter, data-driven co-living investments that align with Australia’s fastest-growing rental market segment. This high-demand model allows investors to achieve consistently strong returns of 8%+ per annum, outperforming traditional property investments.

This is not just an investment—it’s a strategic, high-yield solution built for hands-free, sustainable portfolio growth.



## THE BLOCK

- Land Size: 382m<sup>2</sup>
- Land is expected to be titled by May 2025
- Provisional Sum allowance for piling and infrastructure charges are included in pricing
- site services are available on each lot
- Power pole and rear setback relaxation if required are allowed for in the pricing

## LOCATION

- 750 m to Morayfield Rd at Oakey Flat Rd bus stop
- 1.3 kms to Morayfield Train Station
- 1 km to Morayfield District Centre
- 44 kms to Brisbane CBD
- 39 kms to Brisbane Airport

## EDUCATION

- 1.2 kms to Morayfield State School
- 3.1 kms to Morayfield East State School

## HEALTH & WELLNESS

- 550 m to Moreton ATSIHCS Morayfield Medical Clinic
- 5.5 kms to Caboolture Private Hospital

## SHOPPING AND AMENITIES

- 500 m to Bunnings Morayfield
- 950 m to Morayfield Super Centre

## RECREATION

- 600 m to Morayfield Sport and Events Centre
- 500 m to Morayfield Bike Park

## THE NUMBERS

- \$96,000\* per annum projected rental return per based on \$380 per room per week plus 2 car parks at \$10 each ( $\$380 \times 5 + 2 \times \$10$ )  
\$1,920 per week\* x 50 weeks each
- Land Price: \$480,000\*
- Build Price: \$582,960\*
- Infrastructure Charges: \$34,000\*
- Optional Furniture Package \$27,000 + GST (invoiced separately) \*

**TOTAL PACKAGE:**  
**\$1,062,960\***



## PROPERTY FEATURES & LAYOUT



- Rooms are approximately **30m2 each**
- 5 ensuites
- Class 1B residential co-living house
- 5 bedrooms, including 1 accessible room
- 2 car parking
- High-quality finishes
- Solar included to reduce electricity cost for owner – **13.3w solar**
- **44 kilometers** from Brisbane's CBD
- **1.3 kms** to Morayfield Train Station
- **1 km** from the Morayfield district center
- **Excellent location** close to shops, train, schools, parks and playgrounds
- **Two-part contract** – coordinated for you micro-development allowing you to build at wholesale



## DISCLAIMER\*

\*Past performance is not indicative of future results. The success of previous property investments, developments, or strategies does not guarantee similar outcomes.

Property investment carries risks, and individuals should seek independent financial and legal advice before making any decisions.

Land and build pricing, as well as project timelines, are subject to change due to market conditions, material availability, and other factors beyond our control. All images, plans, and descriptions are for illustrative purposes only and may not represent the final product.

We strive to provide accurate and up-to-date information, but we do not accept liability for any errors, omissions, or changes. Always verify details with our team before proceeding.





## MORAYFIELD SUBURB PROFILE

### DEMOGRAPHICS

Morayfield has a diverse and expanding population of over 25,000 residents. The suburb is home to families, young professionals, and retirees, with a median age of approximately 35 years. The area's affordability and accessibility to key employment hubs make it a desirable location for people from various backgrounds.

### HOUSING AND REAL ESTATE

Morayfield's real estate market features a mix of housing options, including:

- Established homes on large blocks.
- New housing estates offering modern family homes.
- Affordable townhouses and duplexes catering to investors and first-time buyers.

The suburb's affordability and increasing demand for rental properties present significant opportunities for property investors and rooming house developments.



## KEY FACTORS SUPPORTING CO-LIVING INVESTMENTS

Morayfield is experiencing strong demand for affordable rental housing, driven by its strategic location, employment opportunities, and infrastructure development. As of 2021, approximately 39.8% of households in Morayfield were renting privately, highlighting a substantial and growing rental market ([profile.id.com.au](https://profile.id.com.au)).

Here are the key factors supporting the demand for affordable co-living rentals:

### 1. Proximity to Major Employment Hubs

Morayfield's **central location** makes it highly attractive for professionals who work in nearby employment centers, including:

- **Caboolture** (10 min drive) – Home to Caboolture Hospital, a major employer for nurses, doctors, and healthcare professionals.
- **North Lakes** (20 min drive) – A booming business district with opportunities for accountants, IT professionals, engineers, and retail staff.
- **Brisbane CBD** (44 km south) – Offers diverse employment for government employees, tradespeople, and office workers, with many commuting via train or highway.

### 2. Strong Employment in Key Sectors

- The healthcare and social assistance sector employs **16.1% of the workforce** in Morayfield, indicating a **high demand for rental housing from healthcare professionals** ([profile.id.com.au](https://profile.id.com.au)).
- The **public sector, retail services and construction industry** also support a large workforce in Morayfield.

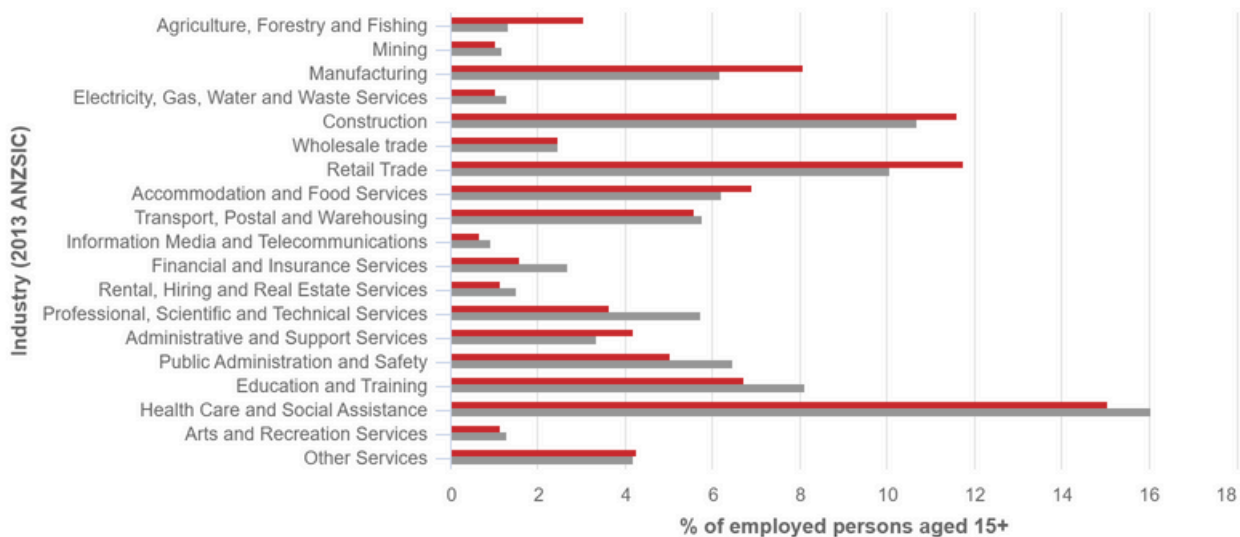
### 3. Low Vacancy Rates & High Rental Demand

- As of **September 2024**, **Queensland's rental vacancy rate sits at just 1.0%**, with many areas below 1.0%, indicating a **severe rental shortage and high demand for housing** ([reiq.com](https://reiq.com)).
- Morayfield's rental market is further **tightened by increasing migration and infrastructure growth**, pushing more professionals into co-living solutions as an affordable and practical housing option.

## Industry sector of employment, 2021

Total employed persons

■ Morayfield ■ City of Moreton Bay



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

**.id** informed decisions

## 4. Excellent Transport Connectivity

- **Morayfield Train Station** (1.3 km away) – Located on the Caboolture Line, providing direct access to Brisbane, Caboolture, and the Sunshine Coast for commuting professionals.
- **Bruce Highway Access** – A major roadway offering seamless connectivity to key employment hubs in both Brisbane and the Sunshine Coast.

## 5. Future Growth & Infrastructure Development

- Morayfield's **land availability and infrastructure projects** continue to attract new businesses and workers, sustaining long-term rental demand.
- The suburb is well-serviced by schools, **shopping centers, medical facilities, and recreational spaces**, making it a highly desirable location for employed professionals.

## 6. Healthcare

- Several local medical centers and allied health services.
- Easy access to Caboolture Hospital and other major healthcare facilities.

## 7. Recreation and Green Space

- Numerous parks and reserves, including Sheep Station Creek Conservation Park.
- Local sports clubs and recreational facilities catering to active lifestyles.



Caboolture Hospital: <https://metronorth.health.qld.gov.au/caboolture/careers/medical-careers>



## COMMUNITY AND LIFESTYLE

Morayfield offers a vibrant and family-friendly community with local markets, events, and recreational activities fostering strong social engagement. The suburb's mix of affordability, accessibility, and expanding infrastructure makes it a desirable location for both homeowners and renters.

Morayfield Shopping Centre: [https://www.facebook.com/photo.phpfbid=810956777732620&set=a.650330570461909&type=3&locale=ur\\_PK](https://www.facebook.com/photo.phpfbid=810956777732620&set=a.650330570461909&type=3&locale=ur_PK)



## EMPLOYMENT AND INDUSTRY

While primarily residential, Morayfield benefits from a strong local economy supported by:

- The retail sector, particularly around Morayfield Shopping Centre.
- Industrial and logistics precincts in Caboolture and Burpengary.
- Proximity to Brisbane and Sunshine Coast employment hubs.
- Growth in healthcare and education-related job opportunities.

## OVERVIEW OF THE BASIC NUMBERS

This property investment opportunity presents a compelling high-yield strategy, offering strong rental returns, equity uplift and long-term capital growth potential. Below is a breakdown of key financial figures:

### Projected Rental Income

- Weekly Rent per Room: **\$380**
- Number of Rooms: **5**
- Additional Car Park Rent: **\$10 per space (2 spaces)**
- **Total Weekly Rental Income: \$1,920**
- Annual Rental Income (50 weeks occupancy): **\$96,000\***

### Investment Costs

- **Land Price: \$480,000\***
- **Base Build Price: \$498,000\***
- **Build Price: \$526,600\***
- **Build Price + Infrastructure Charges: \$560,600\***
- **Optional Furniture Package: \$27,000\* + GST** (invoiced separately)

### Total Investment Cost

- **Total Package Price: \$1,040,600\***

### Key Performance Metrics

- **Gross Rental Yield: 9.24%** (based on \$96,000 annual rent and \$1,040,600\* total package price)
- **Occupancy Assumption: 50 weeks per year**
- **Additional Upside:** Rooming houses typically attract long-term tenants, reducing vacancy risks and ensuring stable rental cash flow.

If you would like further breakdowns, such as estimated outgoings (council rates, property management, insurance etc.) please watch our 8%+ Fast Track Strategy Masterclass.

**FOR  
COMPREHENSIVE  
INSIGHTS WATCH  
THE STRATEGY  
MASTERCLASS**

**CLICK HERE**



## 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.

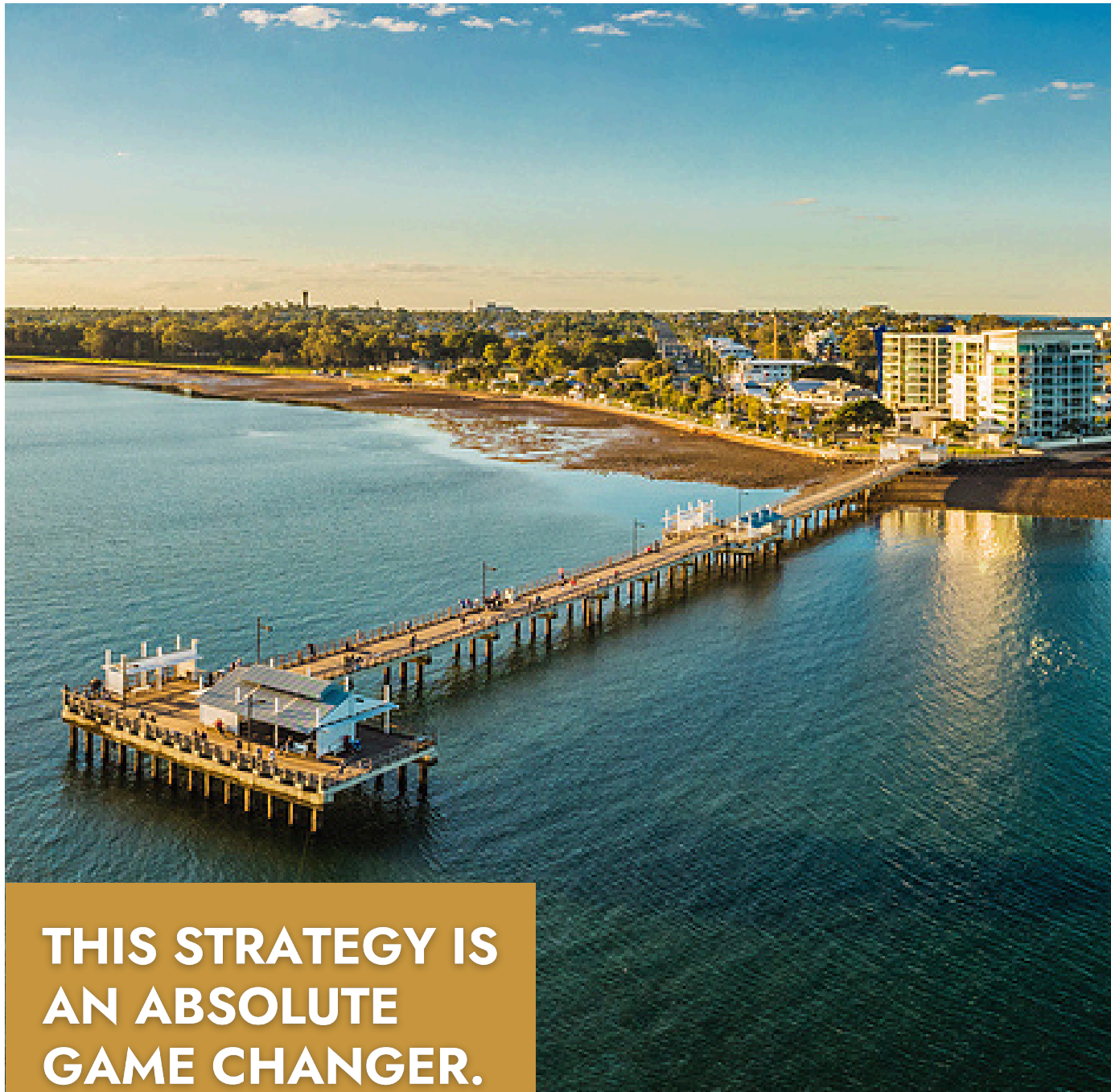
For the past fifteen years, I've been assisting property investors in fast-tracking their portfolios by investing in high-yield properties that offer tenants easy-living sacred spaces. One of my students has even achieved over one million dollars per annum in rental income, demonstrating the potential 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 S2 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.

## WATCH THE STRATEGY MASTERCLASS

[CLICK HERE](#)

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?

Thankyou. 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 too 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.



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



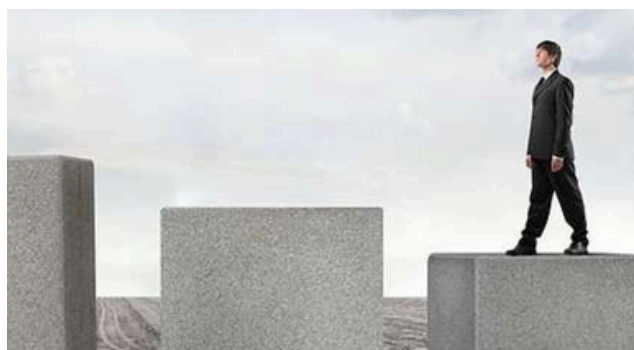
## STEPS:

### AN OVERVIEW OF THE 8%+ FAST TRACK STRATEGY

The 8%+ Fast Track Strategy is a dynamic co-living 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 co-living house micro-development.



#### STEP 2: STRATEGIC LAND ACQUISITION

Next we will identify and acquire a suitable block of land in a desirable Queensland City Council location for a co-living house development.

#### STEP 3: CO-LIVING HOUSE CONSTRUCTION

In this step we build a High Yield Property Club designed Co-living 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 Co-living 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 co-living house asset managers who will secure tenants from the ideal demographic for your property. Their expertise ensures smooth tenancies, optimises rental income, ensuring your co-living house is always in high demand.

## **STEP 5:** **DEPRECIATION**

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

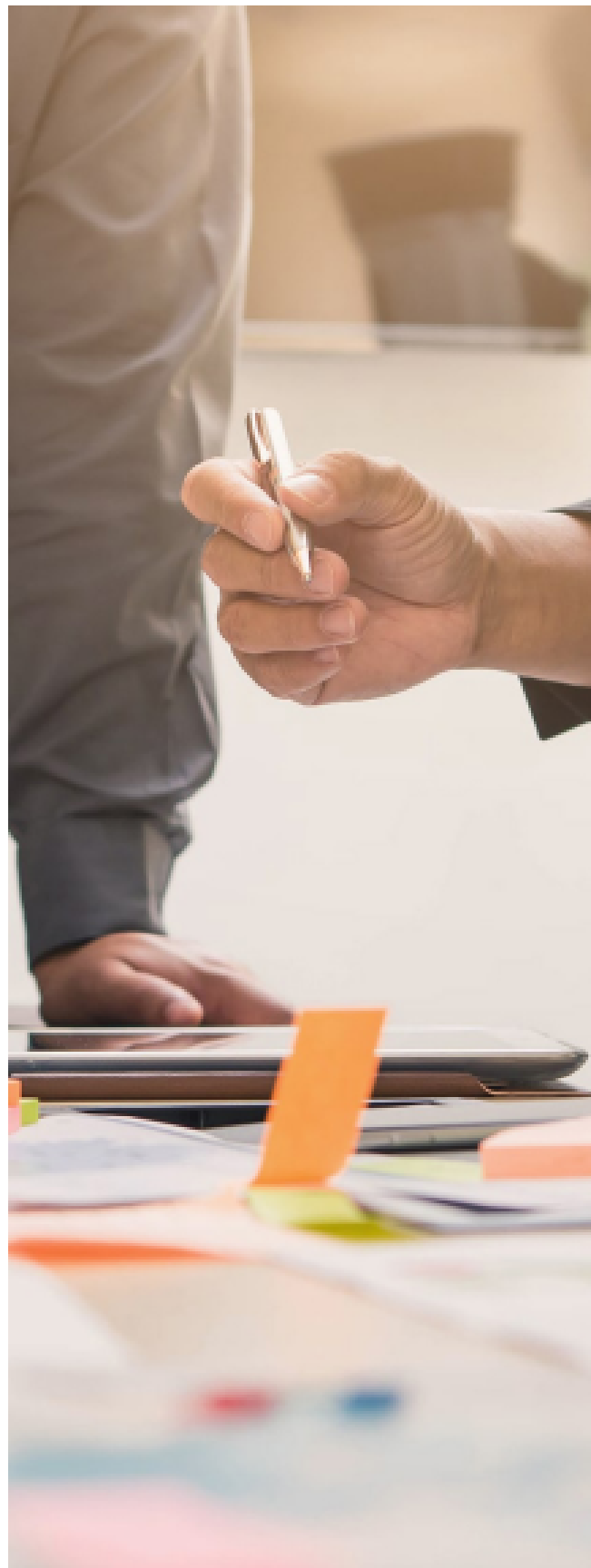
## STEP 6: EQUITY UPLIFT

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

## STEP 7: REPEAT AND SCALE

Repeat the cycle by acquiring, developing, renting, and revaluing co-living 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.**



## THE FOUR CRITICAL SUCCESS 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: MORETON BAY

For astute investors seeking high-growth opportunities in 2025, Moreton Bay presents an undeniable case for capital appreciation and strong rental returns.

#### **Affordability with Strong Capital Growth**

According to CoreLogic, Moreton Bay's median house price remains significantly below Brisbane's, yet its annual growth rate has consistently outperformed broader Queensland averages. This means investors can enter the market at a lower price point while benefiting from accelerated capital appreciation.

#### **Population Growth Driving Demand**

With a projected 18% population increase by 2041 (ABS), fueled by interstate migration and major infrastructure projects, housing demand is set to outstrip supply. Key developments such as the Moreton Bay Rail Link and the \$1.1 billion Mill at Moreton Bay are driving economic expansion, attracting families and businesses alike.

#### **Housing Undersupply = Strong Rental Yields**

**SQM Research** reports rental vacancy rates in Moreton Bay below 1%, indicating a critical shortage of housing. This supply-demand imbalance is positioning investors for strong rental returns, with yields averaging 4.8% (Domain). Investors in this co-living opportunity are projected to have.

#### **Queensland Leading National Price Growth**

According to ANZ, Queensland is forecast to lead Australia in property price growth in 2025. Moreton Bay's affordability and proximity to Brisbane (just 30 minutes) make it a top destination for first-home buyers, downsizers, and investors capitalizing on long-term growth.



## 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 co-living micro-apartments in Queensland 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 co-living micro-apartments is poised to remain strong, making them a lucrative investment opportunity in Queensland'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 co-living 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.



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 co-living 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%+ Fast Track System. You can access it immediately here:

**[CLICK HERE TO WATCH 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 1 800 10 100.

We are excited about the opportunity to collaborate with you.

Best regards,

Kevin Doodney and the High Yield Property Club Team



# CONTACT US



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