

# STRATEGY DOCUMENT

# WHY SMART PILOTS INVEST DIFFERENTLY



**HIGH YIELD  
PROPERTY CLUB**



As a pilot in Australia, you have a strong earning capacity. However, the demands of your career: irregular schedules, fatigue, and time away from home. This often mean investment decisions default to familiar approaches that prioritise tax outcomes rather than long-term portfolio performance.

Negative gearing is commonly positioned as a foundational strategy for high-income earners like you. While it can reduce taxable income, it frequently results in portfolios that constrain cash flow, restrict serviceability, and delay the transition to income-focused investing.

Many of these conventional strategies are *not* the highest and best use of your income and borrowing capacity. Over time, they can lead to portfolios that look effective on paper but deliver weak cash flow and limit the income and legacy you are capable of producing.

This document outlines a proven, performance-driven property strategy designed for busy aviation professionals like you—who need their investments structured for stronger cash flow, scalable growth, and long-term outcomes aligned with the realities of a demanding flying career.\*

\*General information only. Not personal financial advice.





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 the insights needed to fast-track portfolio growth, build a lasting family legacy, and create meaningful social impact. For pilots like you, this approach is designed to deliver strong financial and social outcomes without requiring additional time beyond a demanding aviation career.

**KEVIN WAS FEATURED ON  
CHANNEL 7 FOR HIS  
INCREDIBLE SOLUTIONS**



# THE HIGH YIELD PROPERTY CLUB PORTFOLIO FAST TRACK STRATEGY

Over the years, the **High Yield Property Club** have helped countless clients transform their portfolios, achieve consistent cashflow, and experience *life-changing* equity uplift.

Some of them began where you might be right now: as a pilot *frustrated* by underperforming assets, constrained by limited serviceability, and unsure how to move forward with your property investment journey. Like many other professionals, they also did not have the time to research alternative investment strategies, filter out industry noise, and determine which approaches would genuinely deliver meaningful long-term results.



After working with HYPC in getting their rooming house property, they now enjoy reliable monthly cashflow of more than \$100k per annum per property, significant equity gains, and the satisfaction of knowing their investments are making a difference in the community by providing more affordable housing. The stronger cashflow also enables them to confidently acquire additional properties and scale their portfolios faster. Check the High Yield Property Club's [success stories here](#):

**\$100K+ PA SLOPING BLOCK CASE STUDY**

**Mark and Susan's \$100k+PA Rooming House in a Sloping Block**

Mark and Susan are able to transform a problematic sloping block into a beautiful rooming house in just six months build-time.

**PROFITABLE ROOMING FLIP CASE STUDY**

**Profitable Rooming Flip**

Katrina and Dave shares their profitable rooming flip journey with the High Yield Property Club. They walked away with both a significant return and a positive experience from building their first rooming house.

**10 OCCUPANT ROOMING HOUSE**

**10-Occupant Rooming House**

Discover the High Yield Property Club's first ever 10-Occupant Rooming House. In this tour, you'll get a glimpse of the full DA process, and many more.

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**[WATCH OUR ROOMING HOUSE MASTERCLASS](#)**





## AN ABSOLUTE GAME-CHANGER

The High Yield Property Club Portfolio Fast-Track Strategy is designed to fast-track you from constrained, conservative investment strategies to more than \$100,000 per annum per property in passive income. It enables you to build a portfolio that not only delivers meaningful income and long-term growth, but also supports the creation of a lasting legacy for your family while making a positive difference.

It can take you from being a high-income pilot with a frustratingly cash-flow-constrained investment portfolio to a highly leveraged property investor whose capital and borrowing capacity are structured to work as hard and as efficiently as possible. This strategy is designed to **fast-track your wealth creation** and move you much closer to **genuine financial freedom**.



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**RESERVE YOUR COMPLIMENTARY STRATEGY SESSION**





## DONE-FOR-YOU STRUCTURE

This strategy is not simply about wealth accumulation; it is about improving the efficiency of your investment portfolio so your income and capital work more effectively for you.

For high-income pilots, it is designed to support greater financial independence by building reliable passive income that reduces reliance on active aviation career over time.

The best part of this strategy? It is **done-for-you**. The strategy is implemented by experienced specialists who manage the complexity, execution, and key decisions on your behalf. Rather than requiring you to dedicate significant time to do research, due diligence, and ongoing management, you are able to leverage proven systems and professional expertise gained from decades of experience in this sector.

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. This serves as an essential advantage for pilots with demanding schedules.

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## ROADBLOCKS TO FAST-TRACKING PORTFOLIO

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 reach a point where available capital is exhausted after deploying existing equity into property purchases, leaving limited capacity to acquire further assets. When portfolios rely primarily on passive and unpredictable capital growth to create equity, the ability to scale and capture new opportunities becomes constrained. For pilots, this capital constraint can significantly slow portfolio growth despite strong incomes and borrowing capacity.

### ROADBLOCK #2: RUN OUT OF SERVICEABILITY

Property investors often encounter a serviceability constraint when insufficient cash flow limits their ability to acquire additional properties. Strategies that rely heavily on negative gearing may reduce tax in the short term but frequently weaken cash flow and borrowing capacity over time. For pilots, this can result in high incomes but portfolios that are unable to scale efficiently due to constrained serviceability.

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The **High Yield Property Club Portfolio Fast Track Strategy** is designed to help you build long-term passive income and capital growth, supporting both financial security and intergenerational legacy. It also provides an opportunity to participate in socially responsible property investment by increasing the supply of high-quality rental accommodation during a period of significant housing shortage across Australia.



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**SCHEDULE A PORTFOLIO PERFORMANCE REVIEW**





## THE TRICKY PART

The High Yield Property Club Portfolio Fast Track strategy is straightforward, but its success hinges on successful execution observing all of the critical success factors. 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:

### “COMPLEX”

There is a lot of knowledge and expertise involved in the implementation of the strategy. People who learned the theory found that the details of practical application was complex.

### “RISKY”

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.

### “TIME CONSUMING”

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.

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## WHOLESALE SYSTEM

These challenges: complexity, execution risk, and the time required to implement the strategy effectively are addressed not only through our *done-for-you structure*, but also through our **wholesale development system**. As a wholesale development coordinator, we operate at scale, allowing us to secure meaningful cost efficiencies through bulk purchasing and long-standing preferred supplier arrangements.

By leveraging this wholesale framework, you benefit from pricing, systems, and execution capabilities that are typically unavailable to individual investors, improving overall investment efficiency and helping to protect performance outcomes. For busy pilots, this structure removes the need to personally manage complexity, negotiate pricing, or commit significant time, while still accessing outcomes that would otherwise be difficult to achieve independently.



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## OVERVIEW OF THE PORTFOLIO FAST-TRACK STRATEGY



As an overview, the **HYPIC Portfolio Fast Track Strategy** is a structured, done-for-you property investment approach designed to accelerate portfolio growth through high-yield, high-impact **rooming house** micro-development.

The strategy guides you from market readiness and education, through land acquisition, builder sourcing, construction management, and tenant placement, while optimising depreciation, cash flow, and equity uplift at each stage.

By combining disciplined execution, wholesale development efficiencies, and specialist management, the strategy enables busy professionals and high-income investors like you to build scalable passive income and long-term capital growth without the need to manage complexity themselves.



# THE STEPS OF THE PORTFOLIO FAST-TRACK STRATEGY



## STEP #1: MARKET READY

As the first step, it is 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 coordinators during the rooming house micro-development.

## STEP #2: LAND ACQUISITION

Next, we will identify and acquire a suitable block of land in a desirable Southeast Queensland location for a rooming house development. Site selection focuses on areas with strong rental demand, favourable planning controls, and long-term growth fundamentals. This ensures the project is positioned to deliver both reliable cash flow and sustainable capital growth from the outset.

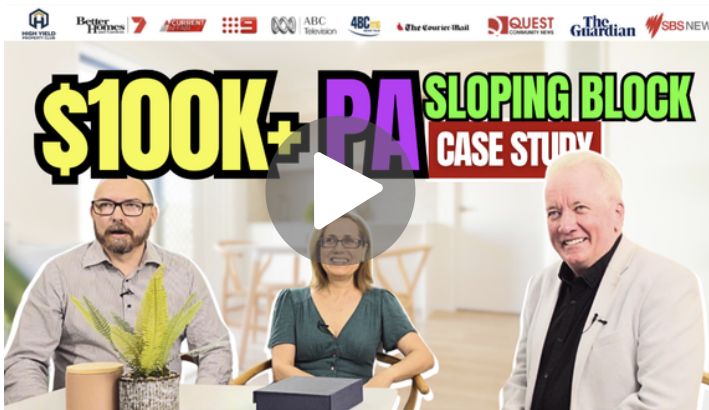
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# THE STEPS OF THE PORTFOLIO FAST-TRACK STRATEGY

## STEP #3: CONSTRUCTION

In this step, an HYPC rooming house is constructed on the acquired land. By separating the land purchase from construction, you avoid the typical developer margin applied to completed properties. The entire build is fully managed for you and delivered by a highly experienced, carefully vetted rooming house builder approved by High Yield Property Club. For pilots, this structure removes the need to oversee construction or manage technical decisions, allowing you to focus on your aviation career while the project is executed on your behalf.

Watch real HYPC investors who built their rooming house remotely:



## STEP #4: RELIABLE CASHFLOW

After construction, we help you engage with 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. For busy pilots, this removes the need for hands-on property management while protecting cash flow and long-term performance.

## 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.

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# THE STEPS OF THE PORTFOLIO FAST-TRACK STRATEGY

## STEP #6: EQUITY UPLIFT

Once the rooming house is fully tenanted, a new valuation can be undertaken to reflect the completed build and stabilised income. This step is designed to capture the increase in property value, resulting in an equity uplift. The uplifted equity can then be used to improve borrowing capacity and support the acquisition of additional high-performing assets, enabling portfolio scalability. For busy pilots, this structured approach helps convert time-efficient execution into accelerated portfolio growth.

## 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 continually converting income and equity into further investment capacity. Over time, this creates a compounding effect across cash flow, serviceability, and asset value. For high-income pilots, the repeatable structure allows portfolio growth without requiring increased personal time or ongoing involvement.



By following these steps, investors can fast-track their property investment journey, achieve \$100k+ per annum per property return, and build a robust portfolio of high-yield assets. With a reliable cash flow, you can add more efficient properties to your portfolio.



**SCHEDULE A PORTFOLIO PERFORMANCE REVIEW**





## WHAT IS A HYPC ROOMING HOUSE?

Rooming houses are **Class 1B dwelling with individual rental rooms**. From the outside, it looks like a typical residential home. Inside, it is actually **five micro-apartments** in one dwelling. The rooming house model is the smartest property investment strategy in Australia because of its:

### INNOVATIVE DESIGN

The High Yield Property Club's rooming houses have the **Gold Standard Plan**, designed to maximise indoor and outdoor spaces and functionality. The layout is engineered to optimise space while maintaining comfort and privacy. Each micro-apartment is fully-furnished and fully lockable. The rooming houses are equipped with all the amenities that the tenants need for comfortable, convenient, and affordable living.



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## HIGH RENTAL YIELD

HYPC's rooming houses achieve **high rental yields** for investors. With an average weekly rent of \$425 per micro-apartment, a five-occupant rooming house can generate more than \$100,000 rental income annually. Moreover, with five tenants instead of one, the vacancy or zero income risk is significantly reduced. Investors can have **steady cashflow** and solid return on investment.



### SAMPLE RENTAL APPRAISAL

5 Rooms: \$425/week  
2 Car Parks: \$20/week  
Total: \$2,145/week

**\$107,250\* PA**

## STRONG CAPITAL GROWTH POTENTIAL

Southeast Queensland has been recording steady year-on-year growth. Brisbane has recently overtaken Melbourne to become the **second most expensive capital city** in terms of house and unit prices. With unprecedented population influx and chronic housing undersupply, Brisbane and surrounding pockets have a very **strong long-term growth** potential.



## FASTEST BUILD TIMES IN THE INDUSTRY

Compared to traditional investment opportunities, HYPC rooming houses offer **lower capital** without compromising returns and cash flow. With the **fastest build-times in the industry**, HYPC assures that the project is complete without delays and additional costs. Investors get their return on investment within the shortest possible time because “time is money.”. It is a viable strategy for first-time investors aiming to enter the real estate market and experienced investors fast-tracking their portfolio.



### Case Study:

After just 6 months, from Letter of Commencement, Tony and Tracy's Rooming House was ready for tenants!

## HIGH SOCIAL IMPACT

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.

## ALL-INCLUSIVE LIVING

Rooming house tenants pay a **single weekly amount** that covers rent, electricity, internet and other utilities. Aside from being affordable on average wage, this payment scheme also simplifies budgeting.

## LOW MAINTENANCE COSTS

HYPC's rooming house are **purpose-built for efficiency and minimal upkeep**. HYPC also partners with top property managers for meticulous property protection and maintenance.

## HYPC TWO-PART CONTRACT

The **High Yield Property Club** is a well-established leader in the real estate market. As the pioneer of the **Wholesale Rooming House System™**, the HYPC is the best choice for your rooming house project. Our innovative system streamlines the entire done-for-you development process that leaves you confident and stress free.

The HYPC implements a two-part contract:

### PART 1: STRATEGIC LAND ACQUISITION

The first part of the HYPC's two-part contract involves the acquisition of suitable land parcel. We ensure that the block is in a prime location in terms of proximity to public transport, employment hubs, and essential services. The HYPC leverages its extensive network and up-to-date market insights to secure properties that meet meticulous criteria at competitive prices.

### PART 2: ROOMING HOUSE CONSTRUCTION

After the acquisition of accessible, affordable, and compliant block of land, the HYPC proceeds to the second part of the contract: construction of the rooming house. The HYPC meticulously manages and supervises this phase to ensure high standards of quality, sustainability, and cost efficiency in the industry's fastest build time.

For all of the information about our **Wholesale Rooming House System™**, watch the masterclass.



The advertisement features a banner with logos for various media outlets: Better Homes, Current, 9, ABC Television, ABC News, The Courier-Mail, Quest Community News, The Guardian, and SBS News. The main text reads: **FREE**, **8%+ RETURN**, **WHOLESALE BRISBANE**, **PROPERTY**, **MASTERCLASS**. A portrait of a man with white hair is on the right. A red button at the bottom says **CLICK HERE TO WATCH INSTANTLY**.

The **High Yield Property Club Portfolio Fast Track Strategy** is designed to help pilots leverage their initial investment to build an efficient portfolio of high-performing properties, creating a repeatable cycle of cash flow, equity growth, and long-term wealth accumulation. Through the HYPC done-for-you structured management and disciplined reinvestment, the strategy supports efficient portfolio growth while respecting the time constraints of a demanding aviation career.

We invite you to consider how the Portfolio Fast-Track Strategy can support your long-term financial objectives, assist in building a lasting family legacy, and contribute to addressing Australia's housing shortage.



We are excited about the opportunity to collaborate with you. For a personal discussion and to address all your questions, scan to contact us.

Best regards,

**Kevin Doodney and the High Yield Property Club Team**