

HIGH YIELD HIGH GROWTH

FAST-TRACKING PORTFOLIO FOR
SOPHISTICATED INVESTORS



**HIGH YIELD
PROPERTY CLUB**

THE HIGH YIELD PROPERTY CLUB PORTFOLIO FAST TRACK STRATEGY

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

Some of them began where you might be right now: a seasoned investor *frustrated* by underperforming assets, constrained by limited serviceability, and unsure how to move forward with your property investment journey. Like many other professionals or business owners, 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.

HYPC SUCCESS STORIES





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 an investor with a frustratingly cash-flow-constrained investment portfolio to a highly leveraged and sophisticated property investor whose capital and borrowing capacity are structured to work as hard and as efficiently as possible, especially due to the recent budget changes. This strategy is designed to **fast-track your wealth creation** and move you much closer to **genuine financial freedom**.





DONE-FOR-YOU STRUCTURE

One of the strongest advantages of this strategy is that it combines high-quality investment opportunities with professional execution support. As an active portfolio builder, your time is valuable, and your focus should be on evaluating opportunities, allocating capital efficiently, and growing your portfolio, without getting bogged down in the day-to-day complexities of development delivery.

Our experienced team manages the research, due diligence, project coordination, and execution process, allowing you to leverage proven systems and specialist expertise developed over decades in the sector. This reduces the burden on your time while helping mitigate common project risks that can impact returns.

Rather than spending months sourcing opportunities, coordinating consultants, and managing development challenges, you can focus on strategic portfolio decisions, assessing the financial outcomes, and identifying your next growth opportunity.

For investors looking to scale efficiently, this creates a powerful advantage: access to repeatable, professionally managed opportunities that help put capital to work faster while maintaining a clear pathway to execution and returns.



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 their available capital is exhausted after deploying existing equity into property purchases, leaving limited capacity to acquire additional assets. When portfolios rely primarily on passive capital growth to create equity, the ability to expand and capture new opportunities becomes constrained.

This highlights the importance of actively creating equity rather than waiting for market growth alone.

ROADBLOCK #2: RUN OUT OF SERVICEABILITY

Property investors often hit a roadblock when they run out of serviceability, limiting their ability to secure finance for additional purchases. This commonly occurs when portfolios rely heavily on negatively geared properties that reduce overall cash flow.

As a result, investors may struggle to continue growing their portfolios despite holding substantial equity.





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.





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.

The HYPC team 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.



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 professionals, entrepreneurs, and business owners 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.



OVERVIEW OF THE PORTFOLIO FAST-TRACK STRATEGY



As an overview, the **HYPC 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.

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 busy professionals, business owners and entrepreneurs, this structure removes the constant need to oversee construction or to actively manage or be involved technical decisions, allowing you to focus on your other commitments while the project is executed on your behalf.

Many HYPC investors appreciate the ability to have their rooming house project managed remotely, allowing them to build wealth without the demands of day-to-day involvement. This approach provides greater flexibility.

It also enables them to participate in larger-scale property investments without needing to be physically present or manage the complexities themselves because specialists are already doing all the hard work for them.

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.

HYPC investors get at least \$100,000 per annum per property. This reliable cash flow enables them to get additional properties to fast-track their portfolio.

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.



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 professionals and business owners, this structured approach helps convert time-efficient execution into accelerated portfolio growth and long-term wealth-building.

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 sophisticated portfolio builder, 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.



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.



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.



The **High Yield Property Club Portfolio Fast Track Strategy** is designed to help sophisticated investors 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 busy property investor.

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,

The High Yield Property Club Team



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