



# KOALA INVEST

*Transforming your Real Estate Vision into Value*

## CO-LIVING INFO KIT



# WHAT IS CO-LIVING?

## ACT SMART. START STRONG.

**Co-living is an investment strategy utilizing multiple tenancies in one property to increase rental yield.**



Designer Homes

Through Co-living tenants are provided their own rooms, with all bills and utilities included.

The entire property is fully furnished, which makes moving in very convenient.

Compared to traditional homes, Co-living offers a unique higher yield investment solution.

All bedrooms come with ensuites and separate tenancy agreements all under one roof.



Images are for presentation purposes only and may not include everything in the image

Communal Spaces



## BENEFITS FOR THE INVESTOR

- One property with multi-tenancy creates a higher rental yield potential through individual leases.
- If a tenant leaves, rent will continue from the remaining occupants. This mitigates the risk of complete rental loss.
- Multiple en-suites increase the property's re-sale value, for stronger long-term capital growth.
- Caters to a larger rental market.



## BENEFITS FOR THE TENANTS

- A more affordable and convenient housing option.
- A fully furnished property makes moving easy and cost-efficient for new tenants.
- Private bathrooms and pantry spaces can make renting a less stressful and more enjoyable experience for tenants.
- Individual leases reduce the risk for tenants. If one tenant leaves, the financial burden is not passed on to others.



# RENTAL RETURNS

Our aim is to provide a better return to the investor. Unlike a traditional investment home, Co-living can be a positive cashflow property from day one.

Our panel builder constructs strategically to enable us to secure building permissions in owner-occupier-dominated estates which helps to drive the capital growth of your investment.

Co-livings unique design with multiple ensuites and fully furnished fittings also offers investors a higher depreciation than a traditional housing solution.

## EXAMPLE OF CO-LIVING AS AN INVESTMENT SOLUTION

The opportunity for increasing rental yields. **For example**, 3 self-contained rooms, all with ensuites and several communal spaces for tenants to move, relax and live.

Each room has a potential to earn between \$280 to \$340 p/week depending on the region). If three rooms are rented for \$300 per week that's **\$900\*** per week.

A vast improvement on the same-sized family home counterpart of \$500 per week.

**\*DISCLAIMER:** This information is of general nature only and should not be relied upon for making decisions. Please do your own research and due diligence before making any purchase decisions of a financial nature.



# STANDARD PROPERTY INVESTING IS NOT LIVING UP TO EXPECTATIONS

## GO WHERE GROWTH TAKES YOU

Looking at infrastructure, migration, and government spending are no longer enough data points to base investment decisions on. We need to understand the way people are living and create living solutions that cater to those needs - not the other way around.

**76%**

**People looking to rent right now** are either singles, couples or live with friends/family.

**82%**

**Double Dwellings available to rent** on the market are 2+ bedroom dwellings.

**18%**

**Available Dwellings** are suitable, both in availability (supply) and affordability.

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# DEMAND FOR CO-LIVING IS PHENOMENA

## WE KNOW WHAT TENANTS WANT!

With more than 1300 survey responses from people living in Co-living, Flatmates.com have identified what facilities tenants want:

### WHY SHOULD INVESTORS OPT FOR CO-LIVING?

In a survey done by flatmates.com, 86% of people who responded to the survey were looking for a private room. Co-living Homes offer a more suitable structure to meet these existing demands.

Source: <https://flatmates.com.au/info/flatmates-2022-national-share-accommodation-survey-results>

### Indicative Co-living Floor Plan



- Fully Furnished
- Air conditioning unit for each bedroom
- Private Bathrooms
- Lockable Pantry

\*copyright of the builder

# WE ARE HERE TO HELP

We would love to guide you on your real estate journey, whether it is your first investment property or an addition to your portfolio. For a free consultation, feel free to contact Steven Deep, our Business Development Executive as per below:

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