



**PROPERTY SELECT  
ADVISORY**

# CO, LIVING



# What Is Co-Living ?

Co-Living is exciting new style of housing that provides single, seniors or like-minded flat mates to securer affordable rental accommodation in generously sized accommodation. Each tenant has their own large bedroom with ensuite and walk in robe including air con and heating.

Our Co-Living homes accommodate 3 tenants, this maximises our investors for returns v's interested tenants



# How does a Co-Living lease work ?

Each room is leased out on an individual lease agreement basis (one tenant per room). Terms can vary, but normally are 6 – 12 months.

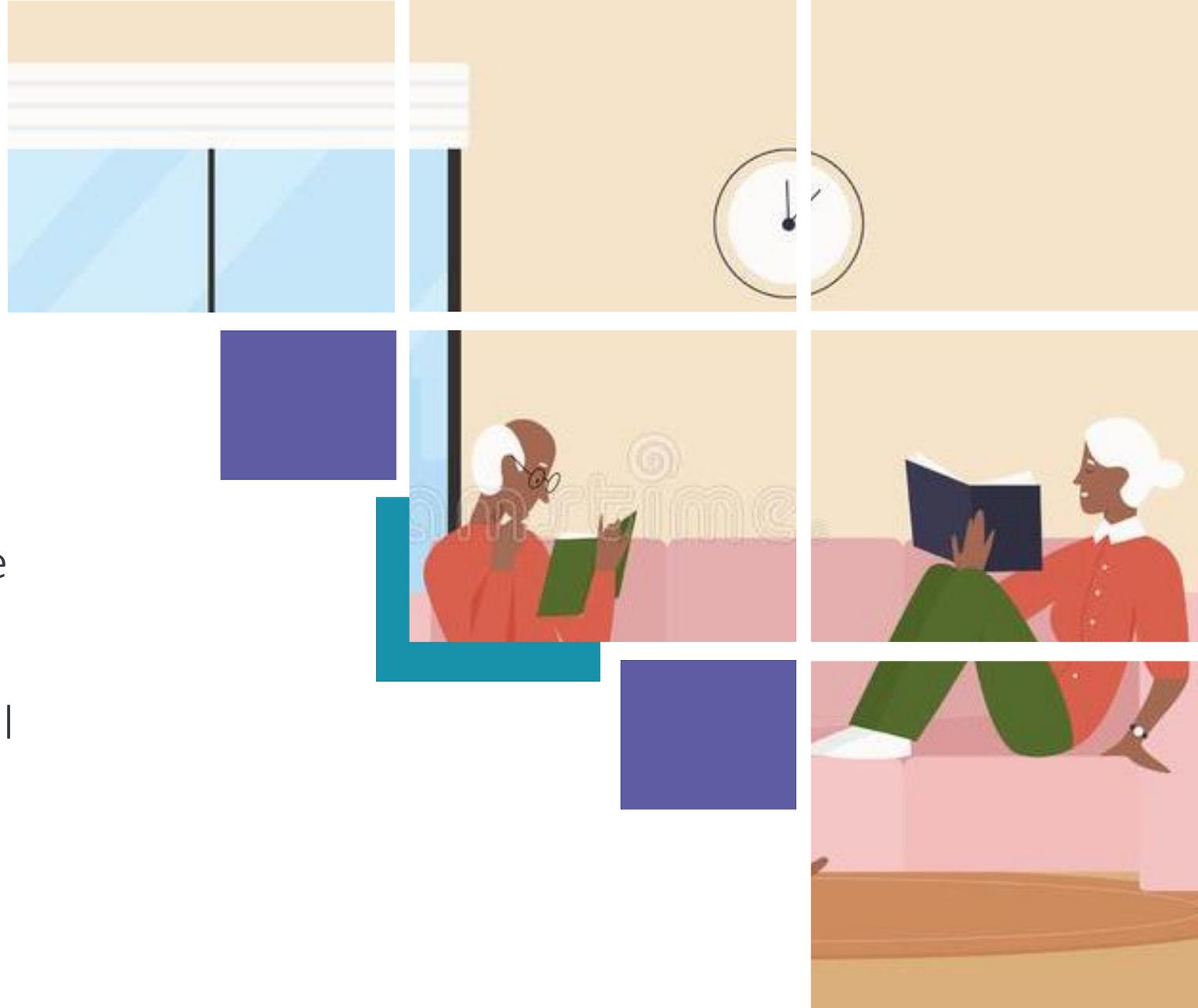
Tenants are still required to pay a bond and undergo the standard rental checks.

The investor has the final say as to who you want to tenant your property.



# WHAT ARE THE COSTS WHEN OWNING A CO-LIVING HOME?

Owning a Co-Living home is very much like owning any home, it is the investors responsibility to pay rates and insurance on the home. The utilities such as power and water will be agreed on signing lease all our Co-Living homes are 6 star energy rated.



# What can I expect to see as a rental return from a Co-Living property ?



- Co-Living has the potential to deliver more than double the rental return of a traditional investment property. Our goal is to provide Co-Living homes in locations where the numbers work for the investor.
- We research the demand and potential rental return for the area. We then design a home to suite a price point to maintain a rental return approx. 6-7% gross for each home.
- Each Co-Living home would see a variation in a amount of rent charged per room. Rents per room range from around \$250 to \$300 per week

# What is the offer if I proceed with the recommended Property Manager ?

Certainty Property specialise in Co-Living homes with a strong lease commitment.

They have strategies in place to encourage even higher rentals such as furniture packs and utilities paid by landlords.

Plus they will guarantee up to 75% of the rent to be paid for 5 years if one or more tenants move out. This is just an extra insurance for our investors.



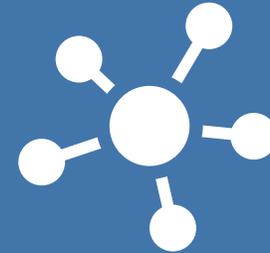
# Guarantee Return 6% - 7% P.A



---

Income Stability,  
paid monthly  
direct to the  
investors  
account

Capital growth  
potential  
including CPI  
growth on rental  
income



---

Put your  
property in the  
hands of a Co-  
Living expert

Property  
floorplans and  
locations in good  
demand to assist  
resale values and  
returns





ON ONLY

