

# NDIS Information Pack

- Earn a massive 8% to 19% Net Return
- Potential tenants are waiting
- Government pays the rent
- From only \$500,000



## What is the “NDIS”?

- The National Disability Insurance Scheme (NDIS) commenced in 2016
- It provides a win-win for the Disabled, Government and the Investor with returns from 10% to 15%
- SDA funding is only available to a registered NDIS provider who is compliant and enrolled with NDIA
- Properties come with a 20-year NDIS certification that can be rolled over

## There are 4 Main Levels of Care

1. Improved Liveability – high level of physical access for people with sensory impairment
2. Fully Accessible – high level of physical access for significant physical impairment
3. Robust – housing for people with mental disorder that requires extra structures
4. High Physical Support – people with significant physical impairment and needs lots of support

## How many potential tenants are there?

- There are 400,000 participants with disability in Australia and 28,000 qualify for SDA housing
- Most are living in Aged care facilities or parents where the accommodation is not suitable
- SDA scheme is too addressing the massive under supply
- Each tenant signs a separate lease but they can leave at any time
- If your tenant leaves the Government provides 3 month rent guarantee to find a new tenant

## How we ensure you get tenants

1. We talk to our network of NDIS providers & local networks who help participants find homes
2. We ensure the build is done to maximise appeal for tenants this includes
  - a. We only build to **High Physical Support** to be able to attract all potential tenants
  - b. We ask you to **include a furniture package** to make it the best place to live
  - c. We add an **ensuite & TV** to every bedroom to ensure we get you tenants
  - d. In most cases we add **Media Room & Shed** for Wheelchair maintenance

## Where does your income come from?

As an investor you will receive 2 main types of income:

1. SDA pays based upon the level of care, number of tenants, carers & property location paid quarterly
2. Reasonable Rent Contribution - 25% Disability pension & 100% rental assistance paid fortnightly
3. We also build to **1B home shared accommodation** allowing you to rent as shared accommodation

## Want to know more:

Contact Richard Houston 0402 838 688

Book a Strategy Meeting – [www.fintrackstrategycall.as.me](http://www.fintrackstrategycall.as.me)

## QUEENSLAND - Toowoomba

### 3 bedrooms with carer - High Physical Support

SDA income per participant	\$37,330
Land Size - sqm	400
Build Size - sqm	245
Build cost per sqm	\$1,500

#### Purchase

Land	\$150,000
Build	\$367,500
<b>Total Purchase Price</b>	<b>\$517,500</b>

#### Loan

LVR	80%
Interest Rate	3.00%
Deposit Required	\$103,500
Loan Required	\$414,000

#### Cash or Equity Required

Deposit Required	\$103,500
Stamp Duty	\$2,500
Designs, Council Approval, Legal fee	\$10,000
Furniture	\$5,000
Interest during construction	\$5,000
<b>Cash Needed</b>	<b>\$126,000</b>

#### Income & Expenses

SDA Income Allowance	\$111,990
RRC per tenant	\$22,500
<b>Total Income</b>	<b>\$134,490</b>
<b>Gross Yield</b>	<b>26%</b>

#### Expenses

Loan Interest	\$12,420
Manager Property 6%	\$8,069
Manager Carer 9%	\$12,104
Rates & Insurance	\$2,500
<b>Total Expenses</b>	<b>\$35,094</b>

<b>Net Income Per Annum</b>	<b>\$99,397</b>
<b>Net Income Per Week</b>	<b>\$1,911</b>
<b>Net Yield</b>	<b>19%</b>

**Disclaimer** - These examples are not intended for the purposes of making a decision in relation to a financial product. They are just examples for educational purposes of what you may expect. Due to a range of variables you need to obtain a full feasibility of a potential package that you may be interested in and then provide this to your Licenced Financial Advisor for assessment prior to making a purchase. No Warranty is given to these results.

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