





NDIS Information Pack

- **Earn 15% Net Return (Rental Guarantees available)**
- **Government pays the rent**
- **Packages from \$450,000 to \$690,000**

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 – LHA Silver	people with impairments – no sight
	2. Fully Accessible – LHA Platinum	high level of physical access - wheelchairs
	3. Robust – LHA Silver	Required extra structure proofing - mental disorder
	4. High Physical Support	significant physical impairment - paraplegic

How many potential tenants are there?

- There are 400,000 participants with disability in Australia and 28,000 qualify for SDA housing
- Currently need 7,000 homes per year and only building 700 per year at present
- Most are living in Aged care facilities or parents where the accommodation is not suitable
- 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. **DEMAND** – We know the demand from our network of NDIS providers and local networks
2. **BUILD RIGHT** – In most cases the build includes the following to maximise appeal for tenants:
 - a. **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. Modern **ensuite & TV** to every bedroom plus Media rooms
 - d. Hoist infrastructure with Google Activision and Battery backup power
3. **SDA PARTNER** - NDIS providers get paid to find tenants and percentage of rent to manage them

Where does your income come from?

1. SDA pays based upon the level of care, number of tenants, carers & property location
2. Reasonable Rent Contribution - 25% Disability pension & 100% rental assistance
3. 3rd Room can be let out as Emergency room for \$900 per week
4. Our builders build **1B home shared accommodation** allowing you to rent as shared accommodation

Want to know more: Richard Houston - 0402 838 688 OR [Book a call www.fintrackstrategycall.as.me](http://www.fintrackstrategycall.as.me)

NDIS / SDA Housing	
Care Type	High Physical
Package - 3 Bedroom & Carer Room	Standard*
Tenants	3
SDA income per participant	\$35,301
Purchase Price	
Land	\$200,000
Build	\$400,000
Total Purchase Price	\$600,000
Loan	
Valuation of Property	\$550,000
Loan at 80%	\$440,000
Interest Rate	3%
Costs	
Deposit %	27%
Deposit Required	\$160,000
Furniture Package	\$5,000
Legal Fee	\$2,500
Interest Year 1 (Construction & balance)	\$10,000
SDA - Tenant Recruitment**	\$7,500
Stamp Duty	\$5,000
Cash & Equity Needed	\$190,000
Income	
SDA Income Allowance	\$105,903
Reasonable Rent Contribution	\$22,500
Total Income	\$128,403
Gross Yield	21%
Expenses	
Loan Interest	\$13,200
SDA Manager Fee @ 15%	\$19,260
Rates & Insurance	\$2,500
SDA Audit	\$1,000
Total Expenses	\$35,960
Net Income Per Annum	\$92,443
Net Income Per Week	\$1,778
Net Yield	15%

Disclaimer – The information contained in this document is not an endorsement by Fintrack Pty Ltd of NDIS/SDA property as a suitable investment for all investors. It is strongly recommended that all parties intending to invest into a NDIS/SDA property seek the advice of a Mortgage Specialist and Accountant prior to entering into any contracts. Fintrack offers no warranty as to the accuracy or completeness of the figures or the results achievable. * Standard Package the builder puts in infrastructure for Hoist system in each bedroom and the Investor will rely on the NDIS provider to obtain funds from NDIS under the participants plan to put in Hoist, Google Activation and Power backup. ** NDIS Provider may charge \$2500 to \$10,000 for each tenant.