

ULTIMATE

REAL ESTATE SUCCESS
COACHING PROGRAM

VIRTUAL BOOTCAMP

5. INCOME STRATEGIES



SESSION FIVE

How To Create More Positive Income and Cashflow For Your Portfolios

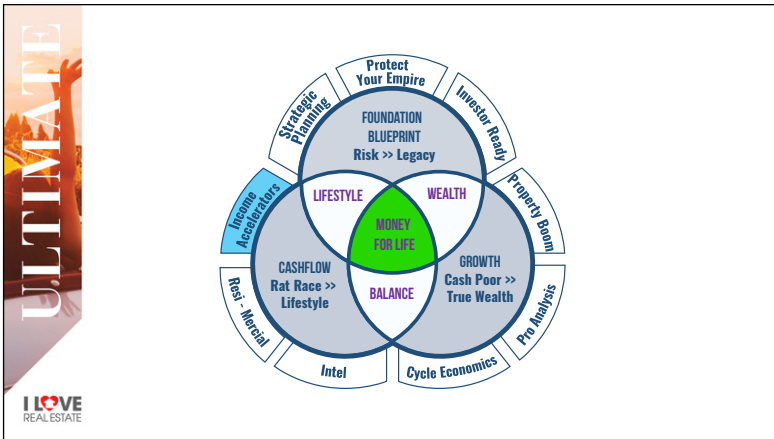
SESSION FIVE
INCOME STRATEGIES



DYMPHNA BOHOLT
 Accountant, Economist, Author & Founder of I Love Real Estate



MELISSA FISHER
 Property Investor
 Platinum Accelerator State Coach & Mentor



Cash Flow Strategies

First Questions you need to ask yourself is:
 Are you prepared to invest in:

- a Regional area?
- a Mining town?
- only Metro areas?
- a commercial property?
- a multi –residential property?
- a property you don't own, but get rent from?

And what is your tolerance to RISK?

The 'I LOVE REAL ESTATE' logo is in the bottom left corner.

Rooming Houses

- 1b classification under NCC
- Looks like a normal house from the outside
- Victoria has the best rules
- Other States have some restrictions but still worthwhile.
- Requires a fair degree of management
- Reasonably recession proof



It's important to know the rules!

- Need to comply with the relevant building code depending on the size of the building; Class 1b for 5 to 12 residents and up to 299sqm.
- Comply with Local Council Planning and Health & Wellbeing departments
- Register with Health & Wellbeing Dept.



A few examples of minimum requirements

- Minimum bedroom size of 7.5m²
- Minimum bedroom size of 12m² for a couple
- Refrigerator with at least 400L capacity or 80L per room
- Lockable cupboard for each resident, 100L of storage capacity.
- at least one bath or shower and one washbasin for every 10 people
- Fire evacuation plans located on the back of every habitable room door
- Maximum number of 12 residents per house
- 1 disabled bathroom per house
- 1 disabled bedroom per house

PPR Example

- PPR was costing them \$4,000 p.a
- Moved back in with parents
- **Turned property positive cash flow of 8k p.a**



Worked a charm so why not do it again?

- Ex-boyfriend owned a similar property down the road.
- Lease and sub lease
- **Positive cash flow of 12k p.a**



And again?

- Lease and sub lease
- **Positive cash flow of 10k p.a**