



# Boost Cashflow

Dual Occupancy | [conradhyslop.com](http://conradhyslop.com)

**Conrad Hyslop**

Dual Occupancy

DUAL OCCUPANCY HOMES:



The dual occupancy property is a revolutionary product that fundamentally boosts the yield and cash flow available from an investment property, changing a negative gearing outlook to one that is positively geared.

From the street front it presents as a high quality single residential home. But when you look inside at the floor plan then the revolutionary design becomes clear. What appears to be one dwelling on the outside is in fact two dwellings on the inside, producing two independent income producing properties!



WHY HAVE ONLY ONE INCOME WHEN YOU CAN HAVE TWO?

ONE HOUSE ON THE OUTSIDE TWO RENTALS ON THE INSIDE

WHAT ARE THE BENEFITS TO YOU THE INVESTOR?

\* **GREATER INCOME:** with two tenants paying rent you receive a greater income from your property (almost double in most cases)

\* **MINIMAL OUTGOINGS:** you have two dwellings but you have only one rates bill and no body corporate fees

\* **TAX BENEFITS:** the Tax Depreciation on a dual occupancy is greater meaning that you get more money back from the tax man

\* **POSITIVE CASH FLOW:** Higher income, larger tax benefits and a lower purchase price than buying two separate properties, means your Dual Occupancy home should be cash flow positive (subject to individual situation)

\* **RISK REDUCED:** With two potential income sources, if one dwelling is vacant, the other dwelling is still working for you

\* **AFFORDABLE PURCHASE PRICE:** with only one block of land, the total price of owning two income producing properties is reduced

### HOW I CAN HELP YOU:

We specialize in the sale of dual living properties.

Dual living properties are available in high capital growth locations throughout Queensland :

- Ipswich region, including Springfield – Toowoomba Region
- Northern Gold Coast, Greater Brisbane and Western Growth Corridor
- (Logan), Northern Brisbane extending to Moreton Shire region
- Sunshine Coast
- Redlands Shire region
- Regional areas of Rockhampton, Townsville and The Surat Basin regions are also available

I have selected a number of high quality builders who are experienced in designing and building these high cash flow investment properties. These builders will have lodged applicable forms with council to approve a dual occupancy use for the land. Refer to our stock listing on our website.

## POTENTIAL FOR STRATA TITLE:

In some locations there is opportunity to strata title your dual occupancy property. You must apply for this to the local council for the region. There are costs to be incurred and this information is available from each council.

Councils which will consider strata applications are:

Toowoomba, Sunshine Coast, Northern Gold Coast, Logan, Redlands, Moreton, Townsville and Rockhampton, plus Western Downs (Surat Basin Region)

## SIZE OF PROPERTY?

Lot sizes vary individual councils have their own approval conditions please check.

Dwelling sizes vary also your builder will design the property in accordance with local council Bylaws.

The majority of councils allow Dwelling 1: 3 beds, 2 baths, 1 or 2 cars PLUS  
Dwelling 2: 2 beds, 1 or 2 baths, 1 car

Ipswich Council has just amended their approval conditions and currently will allow: Dwelling 1: 3 beds, 2baths, 1 or 2 cars PLUS Dwelling 2: 1 bed, 1 bath, 1 car .

Special note: we have dual occupancy properties located in Ipswich municipality that have been previously approved for 3 + 2 beds in total. Please refer to our stock list.

**DUAL LIVING HOMES THE PERFECT PROPERTY FOR THE FIRST HOME BUYER  
WHY NOT BUILD A HOME WITH TWO DWELLINGS LIVE IN ONE AND RENT THE  
OTHER?**

Dual Living Homes are the perfect solution for the first home buyer.

Doesn't it make sense to have your own home and enjoy living there, but have also an additional dwelling that pays you an income every week. Imagine this reduction off your monthly mortgage payment.

Your land will cost the same, and with very little additional cost in construction you can have two dwellings for almost the price of one. Explore this avenue today give us a call!

**EXTENDED FAMILY? WHY NOT BUILD YOUR QUALITY FAMILY HOME WITH A  
SELF-CONTAINED GRANNY FLAT?**

Why institutionalize your parents or grandparents?

Why pay expensive care services

All this is possible with the new dual living designs that we market.

Call us for more detail.

0427 674 262

## Book A FREE Discovery Session

**Learn more about the possibilities ahead for you through smart property investment. Rise up! There is no valid reason for you not to come along to our free Discovery Session. You're not committed to anything other than showing the courtesy of turning up on time – Give your future a jump start. Haven't you waited long enough? Register right now, while growing wealth is on your mind.**

[Learn more](#)



# Cashflow Is King

Positive cash flow properties are not always easy to find. Traditionally, cash flow positive properties have had one or more of the following characteristics:

Located away from capital cities (in regional or rural areas) High rental yield (good loan serviceability) Lower capital growth (price goes up more slowly) Lower purchase price (cheaper to buy) In higher risk categories (e.g. mining towns, holiday units etc.)

However, the Australian property landscape has shifted in a way that benefits investors who know where to look. Several developments – including greater access to property data and lower interest rates – now make it possible to find positive cash flow properties...

In capital cities or major population centres. With strong growth potential based on higher demand compared with supply. With greater security due to the economic diversity of major population centres In other words, high quality positive cash flow properties are now available in areas that are also poised for growth.

