

11% Yield



Positive Cash-Flow

STYLISH MODERN CO-LIVING HOUSE



Stylish Designs



Community Living



High Demand

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Click button to book a FREE Discovery Call!

ULTIMATE COMFORT AND CONVENIENCE FOR RENTERS



High-quality private, safe clean comfortable rooms, providing value to the end user.



Room features:

- **Queen Bed:** Spacious luxury for restful sleep
- **Couch, Desk and Chair:** Stylish spaces for work and relaxation
- **Private Ensuite:** A personal sanctuary for every tenant
- **Mirrored Robe:** Functional and elegant storage solutions.
- **Kitchenette with Mini Fridge:** Compact convenience and modern amenities.

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Interiors are designed to create a comfortable and homely environment for the occupants of the property with fully-equipped kitchens.

This, in turn, delivers a sustainable viable product.



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Welcome to Synergy HG – Your Partner in Co-Living Success



Dave Dickson

Director & Buyer's Advocate

Our Promise

Thank you for considering us as your partner in expanding your real estate investment portfolio with co-living properties. We're excited to help you achieve your goals and take your strategy to the next level!

Our mission is straightforward: to guide you through every phase of your co-living project, from finding the ideal property to setting it up and filling it with tenants, so your investment generates income quickly and efficiently.

At Synergy HG, we're proud to be at the forefront of co-living acquisitions. You'll be in skilled hands as we guide you through every step, ensuring your project is set to thrive from day one.

Co-living success is all about systems, not guesswork. With our unique, results-driven approach, we'll turn your vision into a thriving, profitable reality.

Let's transform your co-living vision into success. Contact us today to get started!

You will be working with a team that has a big picture view of the project outcome and will provide confidence as you move through your project. Everything we provide is under one umbrella and you will be dealing with one entity during this timeframe. **Synergy HG** will act as intermediary for you to help keep cost and any potential delays to a minimum.

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The NEW 3 Phase Genius Co Living Real Estate System

FOR REAL ESTATE INVESTORS WHO WANT TO RETIRE IN 5-7 YEARS

The EXACT Steps To Positive Cash Flow Real Estate

1. VALIDATE	2. CREATE	3. THRIVE
<p>2. G5X Check™</p>  <p>Check all project planning and building constraints, and without risk</p> <p>1. G5X Demand™</p>  <p>Determine the demand, demographics and rent caps without doubt</p> <p>3. G5X Feaso™</p>  <p>Checking the numbers to determine the outcome without losing money</p>	<p>5. G5X Design™</p>  <p>Creating the ultimate design to maximise ROI without expense</p> <p>6. G5X Upgrade™</p>  <p>Completed in 45 days to 5X increase cashflow without going broke</p> <p>4. G5X Protect™</p>  <p>Limiting liability to protect assets & comply without the fear of loss</p>	<p>7. G5X Optimise™</p>  <p>Desireability to get quality renters without empty rooms</p> <p>8. G5X Automate™</p>  <p>5 STAR renters to max cashflow on autopilot without problems</p> <p>9. G5X Freedom™</p>  <p>5X passive cash flow to accelerate wealth without wasting any time</p>

Plug Into Our Genius Co-living System And Take Your Real Estate Cash Flow To The Next Level

UPGRADED CASH FLOW	PROJECTS COMPLETED	ROOMS CREATED	HAPPY CLIENTS
\$5.8M	187	1,448	100'S
We let the numbers talk. avg \$5.1 Million in upgraded cash flow	180 completed co-living projects and steadily counting	1,448 Safe, clean, comfortable, convenient rooms created.	100's of happy clients from all over australia making cash flow

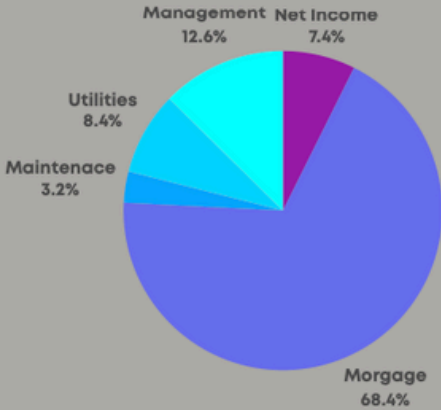
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EXAMPLE PROJECT FEASIBILITY

Project Yield



Val - \$2,36mil

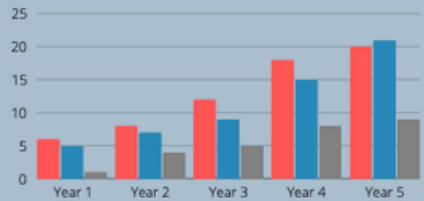
Rental Demand



Vacancy



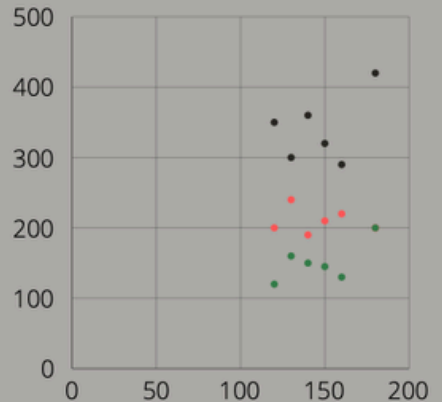
Rental Demand



Suburb growth



Rental Expectations



Rent - \$310pw

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PROPOSED BUDGET & FEE STRUCTURE

Project and Initiative	Value	% (Total Project Cost)
Land Purchase Estimate (min 600sqm)	\$700,000	46%
Demolition	\$20,000	1%
Build Costs (9 Bed Single Story)	\$760,000	58%
Project Management	\$10,000	1%
Buyers Advocacy	\$12,500	1%
Furniture - Bedrooms (per room)	\$5000	-3%
Furniture - Communal	\$8000	>1%
Other - Installation	\$10,000	1%
Other Costs (legal, stamp duty, etc)	\$20,500	7%
Other Project Parameters		
Drawings, Soil test, Surveys	\$11,000	
Contingency Figure	10%	
Property Deposit	30%	

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Estimated Total Project Costs

Estimated full cost of project is projected to be \$1.5m to \$1.6m from acquisition to ready to rent.

Initial Capital Requirements

Estimated full cost of project is projected to be \$1.5m to \$1.6m from acquisition to ready to rent. These are expenses that typically aren't covered by financing and are necessary to kickstart the project. They can include **legal fees, the initial property deposit, architectural services and surveys, project initiation fees, and buyer advocacy charges.**

Depending on the lender's framework, these costs may or may not be covered within standard financing terms.

Trish North

Rated: ★★★★★

I would recommend their services wholeheartedly!

I became involved with The Rooming House Pro in September 2018. I was keen to get started but needed mentoring as to how to convert a house to a legally operating rooming house in Victoria. I enrolled in the program, purchased a property then had the support of Matt & Sahara regarding the conversion from... [Read more](#)



Melanie Levasseur

Rated: ★★★★★

I am forever grateful for confidence I have gained.

I had the privilege of working with Matt and Sahara, I am forever grateful for the skill and confidence I have gained. If you are after some serious results and you are prepared to put in the effort necessary, commit and decide that you want a better life not only FINANCIALLY, MINDSET, and HEALTH, this... [Read more](#)



Linda Gloria

Rated: ★★★★★

You could succeed as well with their genuine support and guidance

I am managing 3 rooming houses that were converted with great help from Mat and Sahara. The first one was finished in early 2019, the second one was ready to go in early 2020. 3rd rooming house was on the market during early Covid mid-2020. Full houses at the moment. Without knowledge and support from... [Read more](#)



Cheryl Leong

Rated: ★★★★★

I knew I wanted to work with them!

I have known Matt and Sahara for over 5 years now. I first came across them presenting and educating about rooming house conversions in Victoria. I was instantly drawn to their energy, passion, and knowledge – I knew I wanted to work with them in be in their space. Fast forward, we have had new... [Read more](#)



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