



✓ accessible
✓ Independent
✓ living

Investing in accessible living.



Purpose-built accessible homes for NDIS residents

✓ **High-Class** ✓ **High-Care**

www.ym8group.com.au

**Discovering
clever
investing**

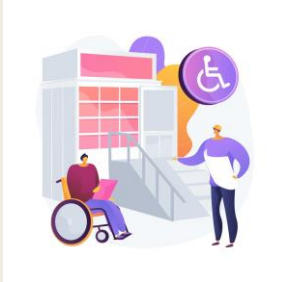


YM8 Group in conjunction with our trusted builders is providing, high class, high care, accessible homes that will enable people living with disability to live life to the fullest.

This is an opportunity to invest with endless benefits.

LOCALITY

NDIS-funded homes are located in **fast-growing corridors**, close to public transport, as Independence is the key to life for the residents that will tenant these homes providing even more incentive for **long-term residency**, securing your investment.



ACCESSIBLE DESIGNS

YM8 Group along with our trusted builders, have a choice of floor plans that are not only for Specialist Disability Accommodation under the NDIS Scheme but are designed for accessibility, and help foster a life that residents want to achieve. The houses also include a separate area for onsite overnight carers, for those residents who require 24-hour carers.

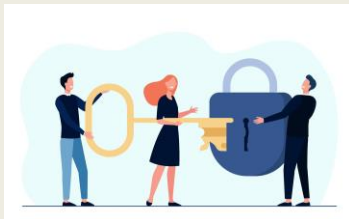


FIXED PRICE CONTRACTS

Put your mind at ease by knowing your new **Home** is built under an HIA (Housing Industry Association) fixed-price contract with no hidden extras. Any unforeseen costs are paid by the builder. Standard progress payments are made during the construction of the home, in line with standard HIA contracts.

TURNKEY INCLUSIONS

YM8 Group in conjunction with our trusted builders- has your investment at heart, offering an array of superior quality inclusions that can be customised to suit your's and the residents' **needs** - even to motioned censored lighting. Accessibility and independence is the key to living, which is one of the biggest benefits of smart home automation, with the integration of high-tech technology throughout the homes. As these homes are for SDA-NDIS residents, they have the opportunity to participate in colour schemes with in the home.



Conditions Apply.

Your Journey

YM8 Group in conjunction with with our trusted builder provides high quality home solutions for NDIS participants - and the smart investment choice creating a secure income stream.

Partnering with **YM8 Group in conjunction with our trusted builders** will offer you a tailored solution ensuring that your best investment is at heart. And as this is partially funded by each state's government National Disability Insurance Scheme you'll have the ease from day one you're getting a secure investment with **unmatched returns.**

Here's How it Works

1. **YM8 Group has a working relationship with our trusted builders** an NDIS-approved housing provider, who are an integral part of your journey, as they hold the key relationships with NDIS care providers and the developer.
1. **YM8 Group in conjunction with our trusted builders** liaises with NDIS Care providers to occupy the home.

When construction is underway, you will meet with **our trusted builders** to sign an Asset Management Agreement. This will allow them to act on your behalf to liaise with the various NDIS SIL providers on their panel of providers to offer spaces to their clients (residents) in your investment property through the EOI (expression of interest) process.

1. **Clients have homes, your mind is at ease.**

Once a preferred client/tenant has a secured lease through your SDA provider, your mind is at ease, as you'll have a guaranteed income stream - knowing that your tenant/client is living their life to the fullest.

This is a smart investment opportunity to make a difference and secure a great investment for generations to come.



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Process Made Simple

Here's How it Works



Meeting YM8 Group and Our trusted Builders

You will have the opportunity to meet with our highly accredited team, to step you through, from researching prospective tenants that have already registered, to selection of High Class House and Land packages for you to review



My Investment and New Package Contracts

You have made the choice to register your **EOI** - and have the initial deposit for your new investment.

Build Contract - Drafting of your building contract, for you to review and sign

Settlement - **Congratulations,** You are now on the official title of your new block.

Construction- Your site manager from our builders is confirmed and time to start creating wealth, your new invest home.



Partnering with NDIS and Tenant Search

We will introduce you to your NDIS housing provider team and undertake an Asset Management Agreement, which the team will step you through.

Resident Search - The NDIS provider will work closely with **our trusted builders** and YM8 Group to find your home a suitable resident.

Resident appointment - The appointed tenant will make their application for the house or room with in the home and sign a tenancy agreement in preparation for the resident to move in.



Investment and Rental Return

Your mind will be at ease with a guaranteed income from your new NDIS Resident, directly from the SDA Provider



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Reaping the Rewards of a Smart Investment

YM8 Group in conjunction with our trusted builders is providing you From high quality homes to unrivalled service.

High-Demand Locations

Location is the key, the homes are located in close proximity to local amenities which create the access for social interactions, with the vast open spaces of parks and gardens.

Communication - We Market your Investment

At **YM8 Group** we have marketing and design strategies, that gets results. Communication is the key, to find a prospective residents and we communicate with NDIS housing providers on why a **our trusted builders** is the best and smartest investment housing solution for residents living with disability.

Security Long-Term

Your **mind will be a ease**, knowing that you have a secured investment which is backed by the **NDIS**

- **Scheme**, with minimal effort on your part. By being apart of the NDIS Scheme, you have a **Guaranteed Tenant, Guaranteed Secure lease up to 10 years** giving you the freedom and income of a smart investment.



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