



Have You Considered Investing in a Rooming House/ Class 1B Property?

Class 1B Rooming house: affordable, safe, shared living for 4+ individuals with separate leases.

When established & managed correctly, a class 1B/ rooming house can generate significantly higher gross yield compared to traditional rental property investment.

They will also help you secure a positive cashflow and help you build a long-term investment asset.



Up to 3-4 times higher in rental yield



Lower risk investment given rent is paid via multiple



Positive cashflow property with capital gain



Unlock additional tax benefits specific to Class 1B



Increased portfolio diversification and investment



Improve community through high quality affordable housing

We Can Help You Every Step of the Way

We are an award-winning holistic advisory firm* that can offer you help in every step of your class 1B investment journey



Financial Advisory Shane Light

Help you assess if Class 1B is suitable for your existing investment portfolio



Class 1B Sales & Advocacy, Brad Carlin-Smith

Help you get the best price when selling or find the best Class 1B property when buying.



Build & Project Management, Steve Boyd

Help you strategise, secure and project manage the building of your Class 1B property



Tax & Accounting, Rachel Williams

Help you manage, maintain and minimize your Class 1B's tax obligation



Property Management, Lorena D'Amico

Help you list, maintain, and manage the operation of your Rooming House



Mortgage & Finance, Loreen Dyer

Help you strategise and secure the mortgage plan best suited to you

**Named 'Holistic Advisory Firm of the Year' by the Independent Financial Association (IFA)'s Excellence Awards in 2022.*



Why Should I Consider Seeking Professional Help When Investing in Class 1B/Rooming Houses?

Some key reasons why you should consider seeking professional help when investing Class 1B/rooming houses are:



Complex Regulations:

Class 1B/Rooming House investments can be complex, that's why it's important to seek professional help.



Legal Considerations:

There may be legal issues to consider when investing in Class 1B/Rooming Houses. A professional can help you navigate these issues.



Market Knowledge:

Experts can help you identify opportunities, risks, and challenges in the market.



Financial Analysis:

A professional can help you assess the financial viability and profitability of your investment.



Risk Management:

Professionals can help manage risks in Class 1B/Rooming House investments, like compliance, cash flow & tenant turnover.



Tax Implication:

Class 1B/Rooming House investments can have tax implications. A professional can help you understand and minimize your taxes.



Network Access:

A professional can connect you with people who can help you with future investments.

About Us

An award-winning advisory firm, The Hopkins Group prides itself with its holistic services offering, with advisory expertise across 14 key wealth-building financial and property investment areas including:

- Financial advisory
- SMSFs & MDA
- Estate Will & Planning
- Mortgage & Finance
- Property Sales
- Class 1B Rooming House
- Property Investment
- Property Management
- Short-Stay Management
- Bookkeeping Services
- Buyer's Advocacy
- Vendor Advocacy
- Personal Tax & Accounting
- Business Tax & Accounting

The class 1B/rooming houses landscape can be complex and difficult, even to experienced property investors.



If you want to know more, or wish to speak to one of our expert, please call 1300 726 082 to schedule an appointment, or scan the QR code below:



More information on Class 1B/Rooming House



Book a consultation with our sales & buyer's advocacy team



Book a consultation with our investment team



Book a consultation with our property management team