

Ready-to-Rent

A smarter fund for property investment.

WINIM



The Ready-to-Rent Difference.

Comparing Ready-to-Rent (R2R) versus self-managed property funds.

Why Invest in Ready to Rent?

The example below outlines the key advantages of the R2R investment model over self-managed property funds, highlighting the benefits of professional research, asset diversification, streamlined financing and hands-off management.

	RTR	Self-Managed
Research	Leverage industry research, professional data sources, and strategic partnerships with reputable buyer's agents to identify high-potential areas and target properties.	Do it yourself.
	Access to comprehensive data research tools and subscription platforms.	Buy it yourself.
Asset Exposure	Strategic diversification through multiple properties across NSW.	Investment is typically limited to a single property.
	Portfolio of properties mitigates property-specific risks impacting returns e.g. adverse building conditions and vacancy.	Individuals are more vulnerable to property-specific risks.
	Comprehensive due diligence and over 20 investment prerequisites controlled by the Fund.	Do it yourself.
Financing	Pre-arranged financing terms with a major institution.	Individuals must obtain competitive rates, provide personal financial and accounting information, secure credit approval within a specified time window, and offer a guarantee or other forms of security.
	No impact to future borrowing capacity.	May significantly reduce borrowing capacity.
Legal	All legal matters regarding property purchases are settled by the Fund.	Individual is responsible for the implications of registered mortgages.
Cashflow	Returning positive cashflow from month 18.	Often negative cashflows.

Taxation

No tax advice or opinion is contained in this document. Where tax related comments have been made, the assumptions behind those comments could change over the term of the Fund.

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