

## A company you can trust

Granny Flat Solutions, a division of BuildSense Solutions have been building and renovating homes and more recently Granny Flats for over 25 years. We bring together a dedicated and talented team of qualified architects, designers, licenced builders and project managers with over 100 years combined knowledge and experience, with one primary objective - **to build quality homes in your backyard.**

We are the Granny Flat specialists and your one point of call for every aspect of your project. We take care of the whole project for you and a member of our team is there beside you from your first obligation free on-site discussion, right through the design, approval and construction stages.

**“Did you know you could get approval to build a Granny Flat on your investment property in as little as 10 days.”**

In 2009, the NSW Government released the Affordable Housing State Environment Planning Policy (SEPP), which permits all residential home-owners with a property larger than 450m<sup>2</sup> to build a Granny Flat on their property. This means you are **no longer required to obtain council approval** if your property meets the minimum Complying Development requirements.



### Showroom:

Unit 26, 7 Sefton Road  
Thornleigh NSW 2120

### Contact Us:

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**GrannyFlat**  
solutions

*Building Quality Homes In Your Backyard!*



**ROI**  
ITS ALL ABOUT  
RETURN ON  
INVESTMENT



*“The property investors secret to making money from their backyard”*

[www.grannyflatsolutions.com.au](http://www.grannyflatsolutions.com.au)

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## A positive investment

Granny Flats are ideal for property investors and landlords who want to increase their return on investment (ROI) by gaining a second rental income. Other forms of investment, such as the stock market, are far less attractive options, and can't match the high ROI that Granny Flats achieve.

If you build a Granny Flat for \$100,000 in the backyard of your property, the interest repayments (based on a 7.5% interest only rate) on this loan would be \$144 per week. If this new Granny Flat is rented for \$380 per week, this would give the homeowner an additional \$236 a week, which earns you an extra \$1000 per month.

Extra  
\$1,000 per  
month

Achieve  
20%  
ROI\*

\* Achieve a rental income of \$19,760 per year (\$380 per week), which gives you a ROI of 20% on your initial outlay of \$100,000.

**"A Granny Flat is a great way to generate extra revenue on such a small outlay."**

## Why Build a Granny Flat?

- **Achieve** a ROI of 20% or more.
- **Earn** an additional \$1000 per month.
- **Generate** a second rental return from the one investment property.
- **Change** your negatively geared investment property into a positive one.
- **Increase** the re-sale value of your investment property.



## Positive gear your investment by adding a Granny Flat

### Investment Property Only

\$500,000  
\$28,600 (\$560/week)  
\$37,500\*  
5.7%  
- \$8,900



### Negative Geared Investment

\* based on a 7.5% interest only rate.

### Investment Property & Granny Flat

Cost to purchase property \$500,000  
Cost to build Granny Flat \$100,000  
Rental income of main dwelling \$28,600 (\$560/week)  
Rental income of Granny Flat \$19,760 (\$380/week)  
Interest repayment on outlay \$45,000\*  
ROI (Return on Investment) 8.1%  
Net Return \$3,360



### Positive Geared Investment

Therefore by building the Granny Flat on this property the investor has substantially increased their ROI by 41% (from 5.7% to a much healthier 8.1%). Visit our website to use our online Return on Investment calculator.

