

Purpose of Sun Villages Co-operative

Networking and fundraising for more projects



Sun Villages SMARTER model

Alternative model for creating secure, quality housing:

Socially sustainable design

Minimises recurring expenses

Accessible to any age, long term and transferable

Responsible investing

Thriving instead of surviving

Economically fraternal

Removes bank finance

| Problem | Sun Village Solution |
|--|---|
| Property ownership out of reach | Accessible for \$10,000 investment (minimum) |
| Rental servitude for life | 99 year lease paid off with ROI |
| High mortgage stress | Lease fees rise only with wage component of CPI |
| Negative equity if property value falls | Investment linked to share value Property will meet or exceed Green Building codes Expected high demand for living benefits |
| Forced property sale after relationship fallout | Simply sell some shares |
| Changing housing needs as we age | Flexible architecture allows upsizing and downsizing without need to move elsewhere |
| Onerous costs and responsibilities for managing property portfolio | Simple, predictable, worry-free investment |
| Unsustainable urban planning and housing design | Higher density living in good urban locations; built to high standard of eco-design and resource efficiency |

Benefits of the SV Model

Problems solved

Financially, socially and environmentally responsible

- Creates housing security at affordable cost for people to enter the property market
- Creates a reliable, worry-free, responsibility-free income to investors
- Is an attractive investment option for SMSFs
- Reduces environmental destruction from housing
- Reduces living costs
- Reduces stress from social ills and financial insecurity
- Leading to more people able to live more sustainably

Why does SV Co-op exist?

Objectives

- Address Australian housing crisis while providing sound and predictable investment returns
- Make investment in property accessible even to those with only small to medium super funds and savings, to help them secure their financial future
- Support quality housing projects that allow many more people to live healthily, happily and productively and to reduce their environmental footprint

Why does SV Co-op exist?

How do we do this?

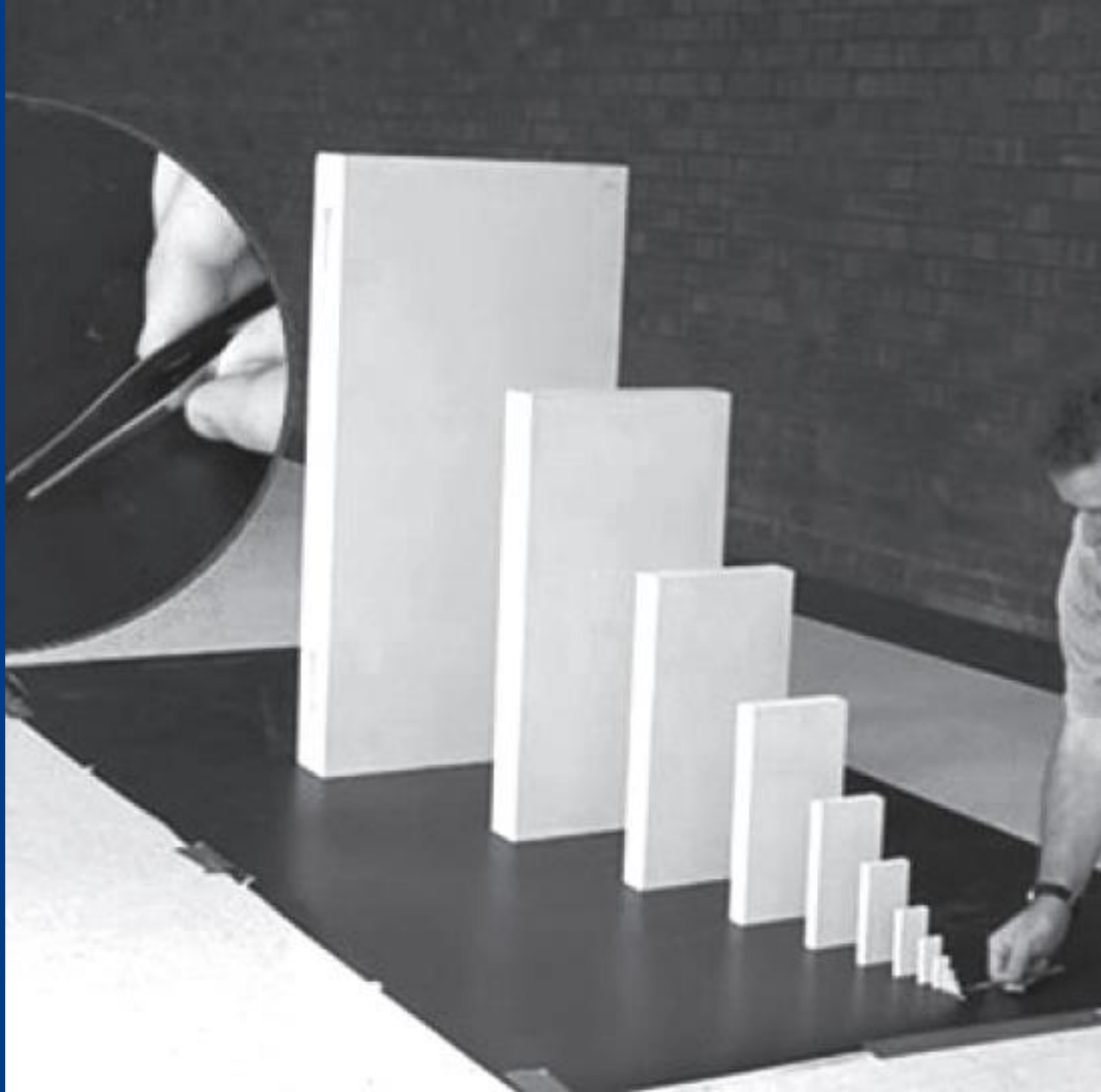
- Attract like minded men and women to grow our membership
- Network to share knowledge and support each other
- Invest member funds in housing developments that create reliable, secure ROI to our members along with financial, social and environmental benefits for the wider community

Why be a SV Co-op member?

Member benefits

- None of investment goes to rent seekers
- Meet like-minded peer funded home owners and investors
- Open and transparent property transactions and project management
- Develop and share ideas for the next Sun Villages project
- Access Sun Villages open intellectual property and building project experience
- Invest in one project while starting up others

Positive power of domino effect



Ubuntu*

I am because we are

**We are only people
because of other
people**

*** Xhosa culture**



Connect



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<https://www.sunvillagesco-op.au/>