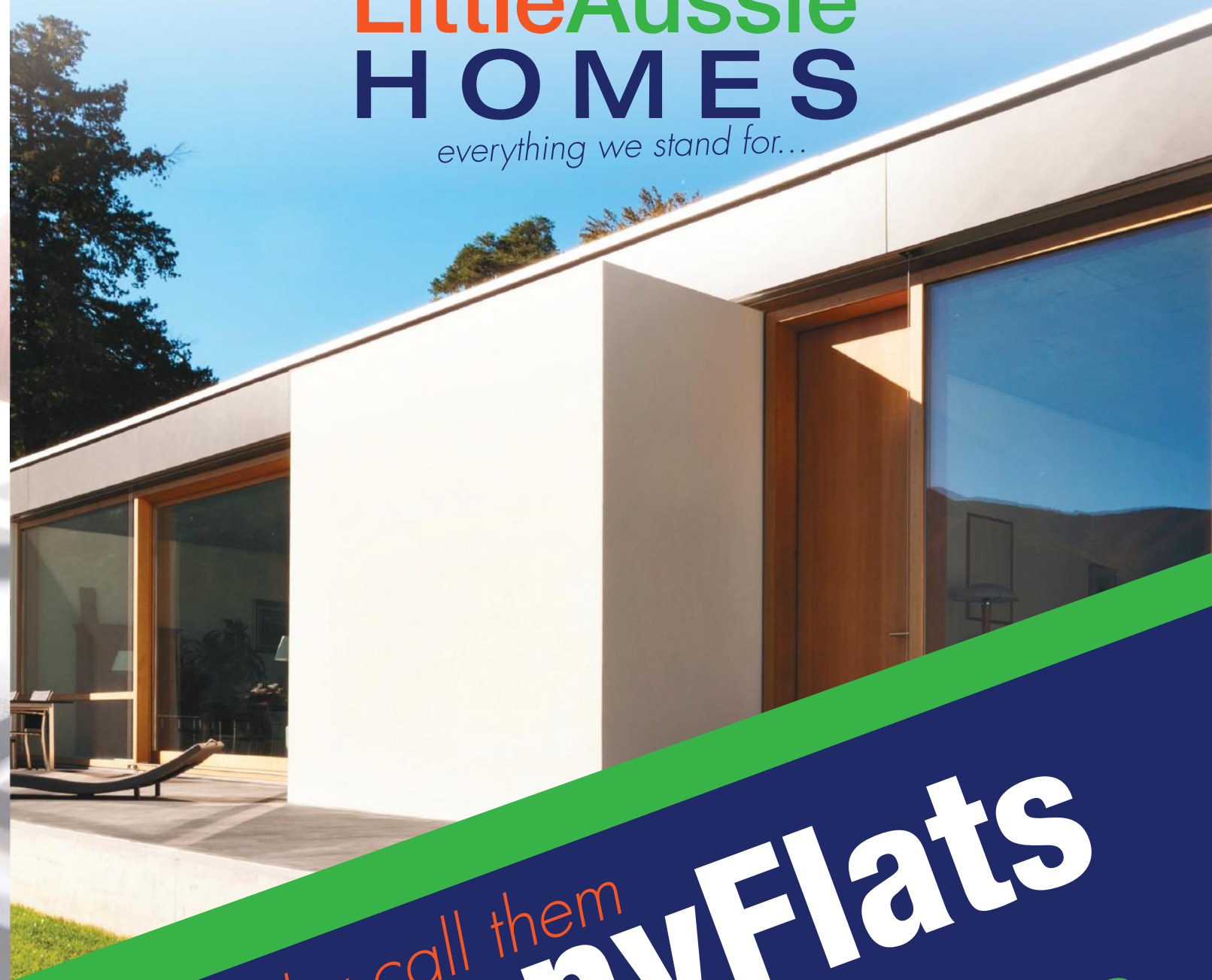




**LittleAussie**  
**HOMES**  
*everything we stand for...*



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**Website** [www.littleaussiehomes.com.au](http://www.littleaussiehomes.com.au)

*why call them*  
**Granny Flats**  
*when really they're*  
**littlehomes**

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



## A QUALITY HOME BUILDER

**Little Aussie Homes** is an important division of Hasham Constructions, building and renovating homes for over 20 years. Most recently we have added Granny Flat custom built construction to our team. We are professional, experienced builders saving you money. Our experience is the safe choice for property owners that want the job done right. From design through to construction, property owners experience peace of mind knowing a professional trustworthy builder is working for them.

Choosing **Little Aussie Homes** means you will be dealing with the best, **building custom built Little Homes for Big Australians! Why call it a Granny Flat when really it's a little home!**

An HIA member with home warranty insurance for 7 years! This provides added comfort and guarantee knowing you are building your Little Aussie Home with a professional.

## WHY CHOOSE LITTLE AUSSIE HOMES?

Our goal is to provide a significant benefit for you when building a Little Aussie Home.

Let's face reality and be totally honest with one another, life is not easy and it's tough. We want to make the most of every single day!

At **Little Aussie Homes** we want you to be happy, providing you with tangible options, creating a lifestyle change which will create peace of mind and a value added experience.

Whatever your goal is, we are here to help you.

## APPROVAL IN AS LITTLE AS 10 DAYS!

In 2009, the NSW Government released the Affordable Housing State Environment Planning Policy (SEPP), which provides permission for all residential home-owners with a property larger than 450m<sup>2</sup> to build a Granny Flat on their property.

Our design consultant team will prepare and submit your application with your plans to our Private Certifiers to obtain approval for your new Little Aussie Home. We are a one stop shop ensuring the client experience is dealt with in a timely and seamless fashion.

## MY RETURN ON INVESTMENT (ROI)

Building a Little Aussie Home secures amazing returns no matter what area you build in or what size you build. Join the new world of investment with **Little Aussie Homes**.

*If you build a Granny Flat for \$99,000 in the backyard of your property, the interest repayments (based on 6% interest only rate) on this loan will be \$114 per week. Rent this Granny Flat for \$370 per week will give the homeowner an additional \$256 per week. That's a whopping \$1024 extra in your pocket per month. I wonder what you can do with the extra \$\$\$?...Amazing!*

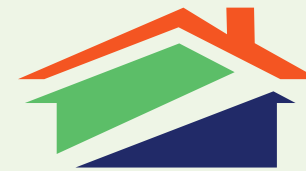


## POSITIVE GEAR YOUR INVESTMENT WITH A LITTLE AUSSIE HOME IN YOUR BACKYARD...

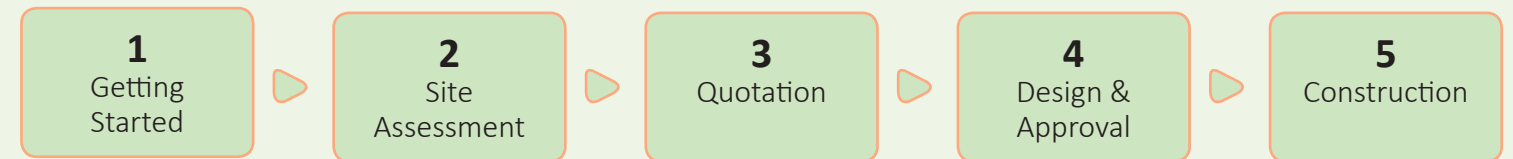
Investment Property		Investment Property
\$550,000	Cost to purchase property	\$550,000
	Cost to build a Little Aussie Home	\$99,000
\$26,000 (\$500 p.w)	Rental income of the purchase property	\$26,000 (\$500 p.w)
	Rental income of Little Aussie Home	\$20,280 (\$390 p.w)
\$33,000*	Interest only repayment on investment	\$38,940*
4.45%	Return on total Investment	6.72%
	Return on Little Aussie Home	20.48%
-\$7,000	Net return on total investment	\$7,340
<b>Negative Geared Investment</b>		<b>Positive Geared Investment</b>

\*Based on 6% interest only rate

**Note:** Calculations are approximate only and based on average current rentals of granny flats in the Sydney area. Prices may vary subject to your site conditions and any council or BASIX requirements. Please seek professional advice from a financial advisor or speak to your local agent to determine the rental values in your area.



## HOW TO BUILD A LITTLE AUSSIE HOME – THE CLIENT EXPERIENCE



### STEPS 1 TO 4

Our design consultants will visit your site to find the best solution for your property, customising your vision into reality. Preparing and lodging your application and obtaining approval for you, so we are ready to start building.

### STEP 5

Our experienced team of Architects, builders and tradespeople will all play a significant part in building your Granny Flat. Our mission is to build your granny flat on time, professional, trustworthy and being in constant communication. Without you in this journey, we don't exist!

