

Co-Living Investment – Shepparton

High-Yield Multi-Tenant Asset

A robust 4-bedroom master-key residence positioned within a healthcare and manufacturing-driven regional economy, designed for modern shared living while maximising rental income.



Executive Summary

The Shepparton Co-Living investment opportunity delivers a sophisticated residential asset in one of Victoria's strongest regional markets. This purpose-designed property features four fully private master rooms with ensuites, engineered for the growing demand in modern shared accommodation.

With an investment range of \$625k-\$635k AUD and target gross yields of 7-8%, this asset represents an exceptional convergence of regional affordability and institutional-grade performance. Shepparton's healthcare and manufacturing sectors provide a stable tenant base, whilst low vacancy rates (1.2-1.6%) underpin reliable occupancy.

7-8%

Target Gross Yield

\$630K

Investment Price

1.4%

Vacancy Rate

Property Overview

Location	Configuration	Total Floor Area
Shepparton, VIC – Major regional hub with strong employment drivers	4 Master Bedrooms with 4 Private Ensuites	Approx. 255–265 m ²

Shared Amenities

- Modern kitchen with quality appliances
- Spacious dining area
- Comfortable living room
- Dedicated laundry facility
- 2 secure parking spaces

Target Tenants

- Healthcare professionals
- Logistics and manufacturing workers
- Regional students
- Essential service employees

Location Highlights

Shepparton stands as one of Victoria's premier regional investment markets, distinguished by structural economic drivers and consistent population growth. The city's economic foundation rests on healthcare provision and food manufacturing, creating a resilient employment base that weathers economic cycles.



Healthcare Sector

Major regional hospital and allied health facilities provide stable, long-term employment for skilled professionals requiring quality accommodation.



Manufacturing Hub

Australia's largest food processing centre drives consistent workforce demand, with employees seeking convenient, affordable housing solutions.



Population Growth

Migration-supported expansion continues to fuel housing demand, whilst low vacancy rates (1.2-1.6%) signal undersupply in quality rental stock.

Market & Demographics



Essential Worker Economy

Shepparton's tenant pool comprises primarily essential service workers—healthcare staff, logistics coordinators, food processing technicians, and regional students. This demographic values privacy, affordability, and proximity to employment hubs.

The market demonstrates rapid absorption rates for quality rental stock, with private room configurations increasingly preferred over traditional shared arrangements. Infrastructure investment continues through state and federal programs, reinforcing the region's long-term growth trajectory.



Rapid Absorption
Quality rentals leased within days of listing



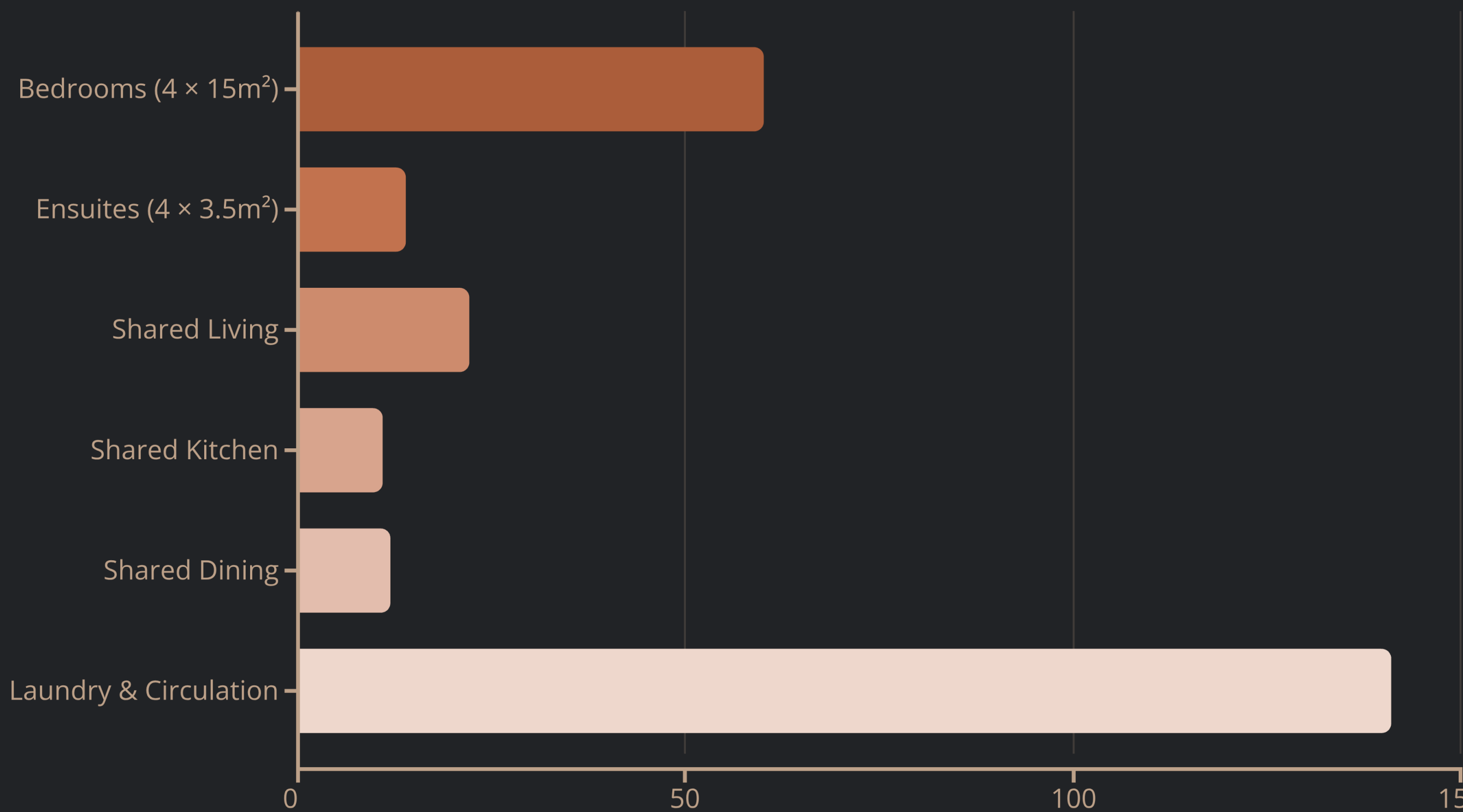
Privacy Demand
Growing preference for master-ensuite configurations



Infrastructure Pipeline
Ongoing government investment in regional connectivity

JDS Standard Co-Living Model

The JDS Group design philosophy prioritises tenant privacy whilst optimising yield performance. Each residence follows a proven spatial allocation model that balances private retreats with functional shared amenities.



This configuration delivers approximately 260 m² of highly efficient, tenant-focused design. Each master bedroom provides genuine privacy with dedicated ensuite access, whilst shared spaces facilitate community without compromising individual comfort.

Financial Overview



Average Investment

Purchase price range: \$625k–\$635k



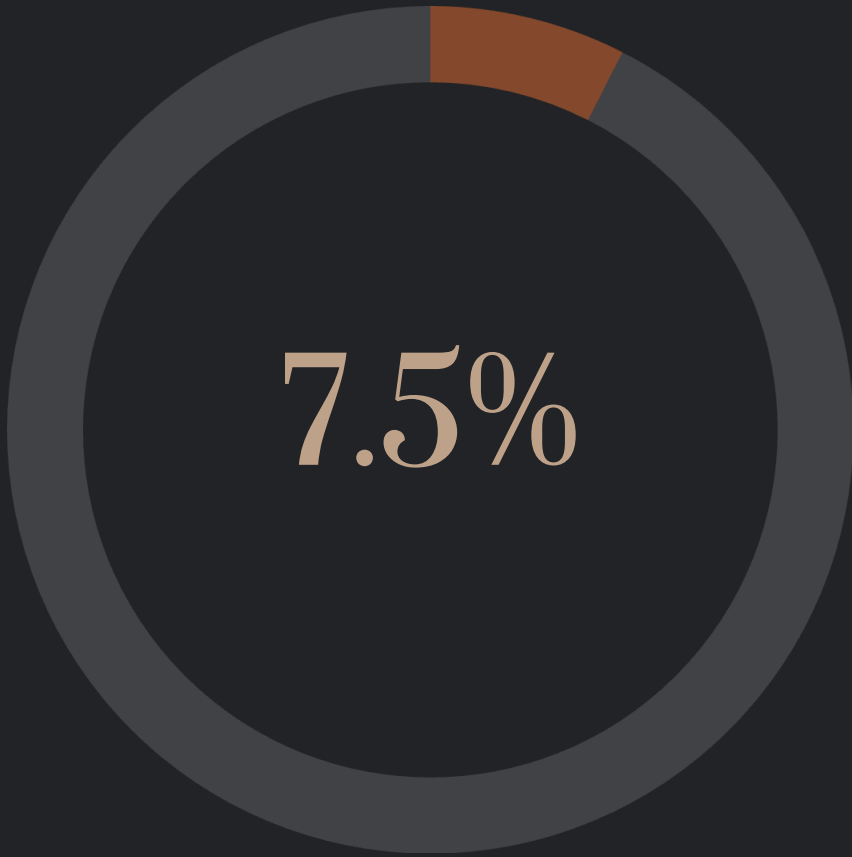
Weekly Rental

Target range: \$1,300–\$1,450/week



Annual Income

Estimated: \$67,000–\$75,400/year



Gross Yield

Target return: 7–8% per annum

Revenue Model

Four independent master rooms generate diversified income streams, reducing vacancy risk through multi-tenant occupancy. Individual lease agreements allow flexible management and rapid re-letting of any single room.

Yield Performance

Gross yields of 7–8% substantially exceed metropolitan benchmarks, whilst regional capital entry points remain accessible. This combination positions Shepparton as a rare convergence of yield and affordability in the Australian market.

Investment Highlights



Essential Worker Tenant Base

Healthcare and manufacturing employment provides stable, long-term occupancy



High Rental Demand

Low vacancy rates and rapid absorption demonstrate undersupplied market conditions



Low Vacancy Risk

Multi-tenant structure and strong fundamentals minimise income disruption



Balanced Operational Model

Proven design and management systems deliver consistent performance



Reliable Yield Profile

Institutional-grade returns with regional affordability and capital growth potential

JDS Group Services

JDS Group delivers end-to-end solutions for co-living investment, from initial feasibility through to exit strategy. Our integrated approach ensures each asset is optimised for both operational performance and long-term capital appreciation.



Contact JDS Group



Property Development & Investment Solutions

Partner with JDS Group to access institutional-grade co-living opportunities in Australia's highest-performing regional markets. Our team delivers comprehensive support from acquisition through asset management and exit strategy.

Website: jds-groups.com

Email: info@jds-groups.com

Investment Enquiries

Connect with our team to discuss Shepparton co-living opportunities and financial projections

Market Insights

Access detailed feasibility reports and regional market analysis for informed decision-making

Portfolio Strategy

Explore how co-living assets complement your broader property investment objectives