Passive & Residual Income Training Seminar

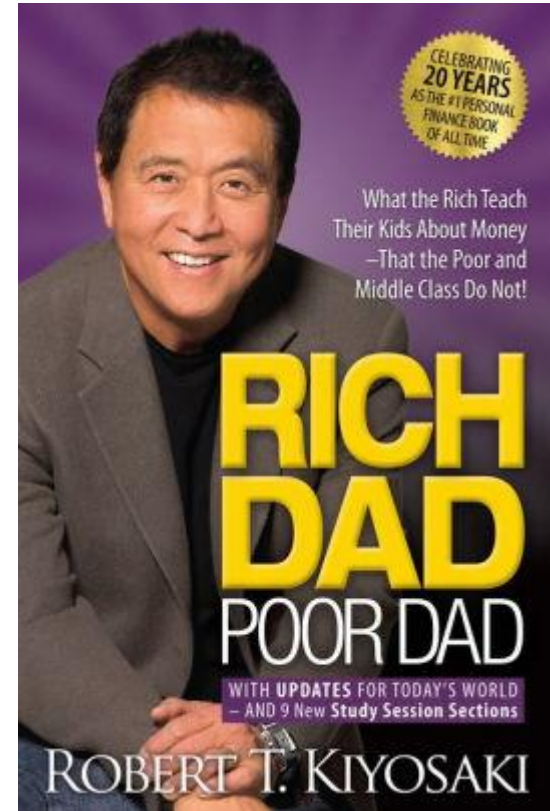**OXBRIDGE**

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Introduction

- 1. Dividend Stocks
- 2. Peer to Peer Lending (www.ratesetter.com.au)
- 3. Rental Properties
- 4. High Yield Savings Accounts And Money Market Funds
- 5. Annuities
- 6. REITs
- 7. Invest In A Business
- 8. Sell an eBook Online

9. Create a Course on Udemy

10. Selling Stock Photos

11. Licensing Music/Software Royalties

12. Affiliate Marketing & Network Marketing

13. List Your Place On Airbnb

14. Rent Out Your Car (CarnextDoor)

15. Referral Income

1. Service Connections
2. Broking
3. Property Management
4. Agent Referrals

1. Service Connection
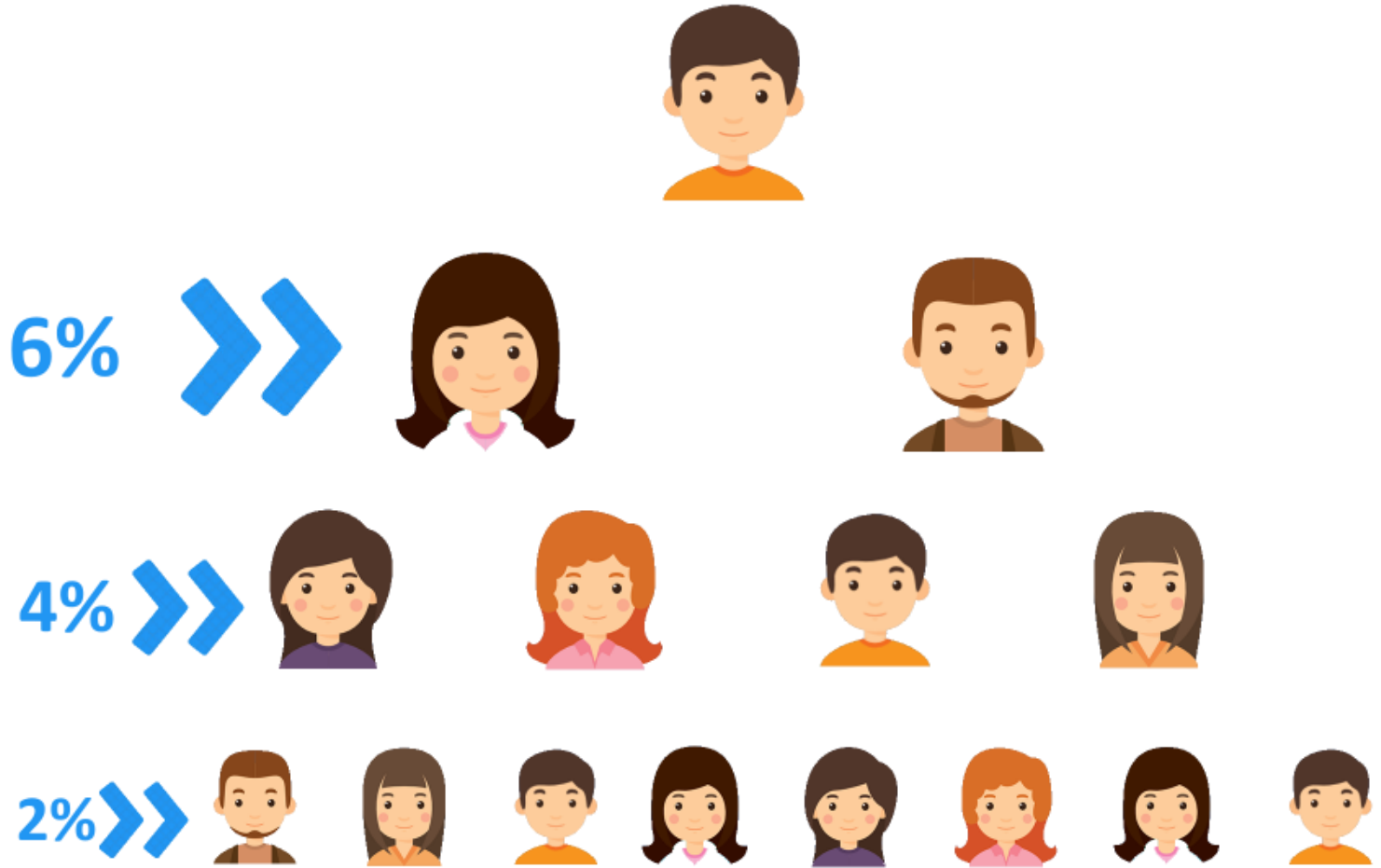

https://vimeo.com/106890966

2. Broking (More Than Mortgages)

- Residential vs Commercial
- Capital Stack
- Types of Loans
  - Debt (Senior, Mortgages, Reverse Mortgages, Car, Personal, Business, Development, Construction, Secured vs Unsecured)
  - Payday Loans, Guarantor Loans, Low Doc Loans, Line of Credit, Non-Conforming
- Aggregators/Royal Commission
- Trails
  - Not every lender pays trails
  - Terms and Conditions apply (interest, clawback)
  - Between 0.2% and 0.7% of the loan amount, plus GST, as upfront commission; and
  - Between 0.1% and 0.4% of the remaining loan amount, plus GST, per year as trail commission.

3. Property Management

	Self-Management	Backend Management	Full Management
Description	Agents fully manages the property. Agent is responsible for receipting and bond lodgement. Agent requires trust account or access to a non-trust solution such as Managed App. Free to advertise on all portals. Agent requires full license and must sign listing with own full license details.	Agents are responsible for viewings, entry, periodic and exit reports. Oxbridge manages the trust account, bond lodgement, maintenance and arrears	Oxbridge fully manages the property on behalf of the agent. Also available for hotel management
Split (Agent/Oxbridge)	90%/10%	50%/50%	10%/90%
Who Receives Letting Fee	Agent	Agent	Oxbridge
Access to Property Management Software	Yes	Yes	Yes
Access to Property Management Forms	Yes	Yes	Yes
Access to Inspection Software	Yes	Yes	Yes
Access to CRM	Yes	Yes	No
Monthly Fee	$110*	$110*	None
RPData Corelogic	Full National Access	Full National Access	No
Prospecting Support	Yes	Yes	Yes
Website Template & Hosting	Yes - Free	Yes - Free	Yes - Free
Landlord/Tenant Portal	Yes	Yes	Yes
Tenant Check	Yes	Yes	Yes
Unlimited Support	Yes	Yes	Yes
Realestate.com.au and Portal Fees	None/Unlimited	None/Unlimited	None/Unlimited

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4. Agent Referrals

Discussion

- Questions & Answers
- Discussions

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