



## What Is NRAS

The National Rental Affordability Scheme (NRAS) is a private investment scheme providing a National Rental Incentive to those who build and rent dwellings at 20 per cent or more below current market rates. Currently this incentive comes to around \$175 per week.

## Did you know?

- As part of the Scheme, NRAS dwellings must be rented to eligible tenants who meet the NRAS income level requirements, which are based on the tenant's gross income.
- The income limits for NRAS tenants are intended to include key and essential service workers, for example, childcare workers, nurses, police officers and fire-fighters.
- The income limits for a household which does not include a sole parent are:
  - \$42,718 for the first adult
  - \$16,339 for each additional adult
  - \$14,168 for each child
- The income limits for a household which includes a sole parent are:
  - \$44,931 for the first sole parent
  - \$16,339 for each additional adult
  - \$14,168 for each child
- A couple with three children earning up to \$101,561 per annum would be eligible to rent an NRAS dwelling. In addition, NRAS allows for tenant salary increases of 25 per cent above the income limit thresholds which means, this family could earn up to \$126,952 for two years before they become ineligible for the discounted rent.
- Income limits are indexed in accordance with the NRAS tenant income index on 1 May each year, rounded to the next whole dollar. The NRAS tenant income index is the All Groups component of the Consumer Price Index.
- Approximately 1.5 million Australians are eligible to be NRAS tenants and tenancy waiting lists may be required for NRAS dwellings.

## How can I benefit?

The benefits of the NRAS incentive to investors is a significant one. The return on investment in NRAS property outperforms any other market residential property so proves to be beneficial to both tenants and property owners.



**With an NRAS property you continue to be eligible for all other tax deductions normally associated with property investment.**

**With an NRAS property your Property Managers and NRAS Compliancy Management\* are accredited and highly regulated.**

**With an NRAS property you will have a secure income stream that significantly increases your return on investment.**

**With an NRAS property your eligible tenants will be qualified and referenced.**



**Contact us now at [www.nraseducation.com](http://www.nraseducation.com). Our workshops are open and accessible to any qualified investor, and are conducted every two weeks - simply visit our website to sign up**

