

READYSET SHORT TERM RENTAL FUND

“HANDS OFF” INVESTMENT IN HOLIDAY AND CORPORATE RENTALS



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SHORT TERM
RENTALS
GENERATE A
LOT OF
INTEREST
AMONGST
PROPERTY
INVESTORS

ReadySet Apartments on Lighthouse - 3 Bedroom Apartment L1
4.60 ★
6 guests · 3 bedrooms · 2 baths
Kitchen Air conditioning
Washing Machine

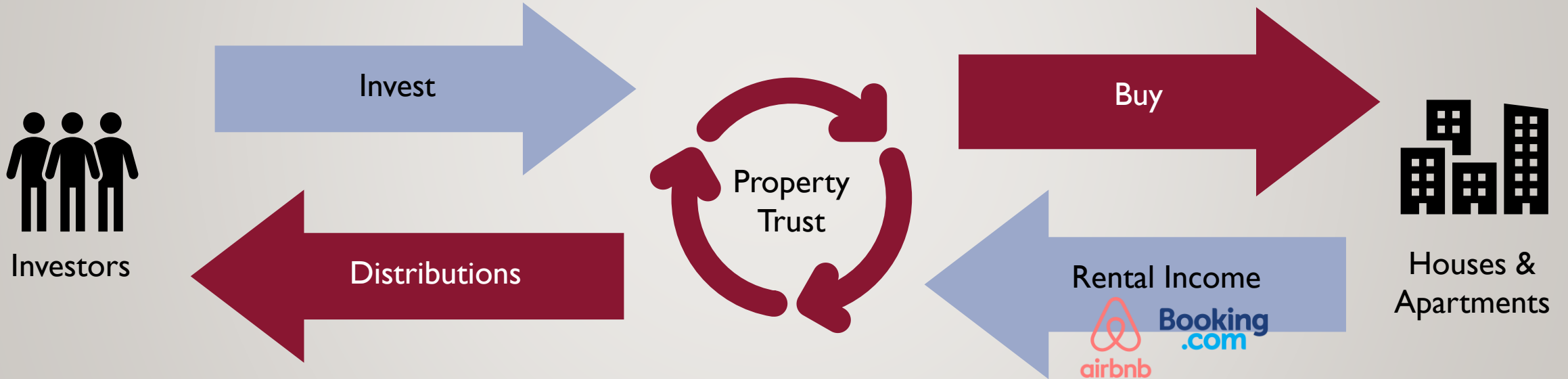
ReadySet Apartments on Rose Lane - 3 Bedroom Apartment RL3
4.80 ★
8 guests · 3 bedrooms · 2 baths
Free parking Free WiFi Kitchen

ReadySet Apartments on Southbank Boulevard - 2 Bedroom Apartment AS2
4.40 ★
6 guests · 2 bedrooms · 2 baths
Free parking Free WiFi Kitchen











READYSET SHORT TERM RENTAL FUND BUYS PROPERTIES ON INVESTORS BEHALF AND OPERATES AS HOLIDAY/CORPORATE RENTALS

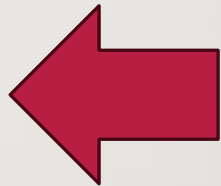
The ReadySet Short Term Rental Fund is a Real Estate Investment Trust (REIT)



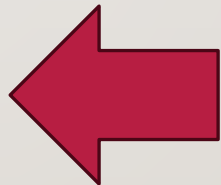
BRINGING THE EXPERTISE NEEDED IN THIS SECTOR

Submarket Performance 4.5K STR Listings Review Count ▾

 1 Bed 1 Bath 2 Guests ★ 5 (1,674) \$10k 272 Revenue Potential Days Available \$6.9k 11% \$238 Revenue Occupancy Daily Rate	 2 Bed 1 Bath 4 Guests ★ 5 (938) \$26.5k 290 Revenue Potential Days Available \$18.6k 20% \$320.9 Revenue Occupancy Daily Rate	 1 Bed 1 Bath 2 Guests ★ 5 (887) \$19.2k 312 Revenue Potential Days Available \$14.9k 24% \$201.5 Revenue Occupancy Daily Rate	 1 Bed 1 Bath 2 Guests ★ 5 (884) \$18.2k 361 Revenue Potential Days Available \$17.9k 22% \$229.4 Revenue Occupancy Daily Rate
 1 Bed 1 Bath 2 Guests ★ 5 (682) \$54.1k 303 Revenue Potential Days Available \$45.7k 99% \$152.4	 1 Bed 1 Bath 2 Guests ★ 5 (671) \$50.4k 329 Revenue Potential Days Available \$45.3k 92% \$149.9	 1 Bed 1 Bath 2 Guests ★ 5 (650) \$46.9k 346 Revenue Potential Days Available \$44.2k 47% \$269.2	 1 Bed 1 Bath 4 Guests ★ 5 (598) \$48.5k 149 Revenue Potential Days Available \$22.4k 80% \$188.5



Compare the CBD 1 bedders
\$10-\$20k p.a. revenue potential



\$40-\$55k p.a. revenue potential

Source: AirDNA short term rental revenue data

HELPING YOU INVEST WITHOUT THE FULL TIME JOB!



- Is direct property investment *really* passive when you:
 - View all your candidate properties
 - Crunch the pre-purchase numbers
 - Negotiate the purchase
 - Work with the conveyancer on DD
 - Hire and manage a property manager
 - Decision making on repairs, tenants & rent reviews
 - Deal with tax time
 - [Organise the cleaners, furnishing, guest messaging etc.]

EXPERIENCED TEAM

Bruce Davey – Managing Director

- Serial Entrepreneur: 2 successful exits (Optimal Decisions Grp 99-'08, FastMail.FM '02-'10)
- Current Projects: ReadySet, HedgeMonkey (yr 4. >\$300m trading volume this year)

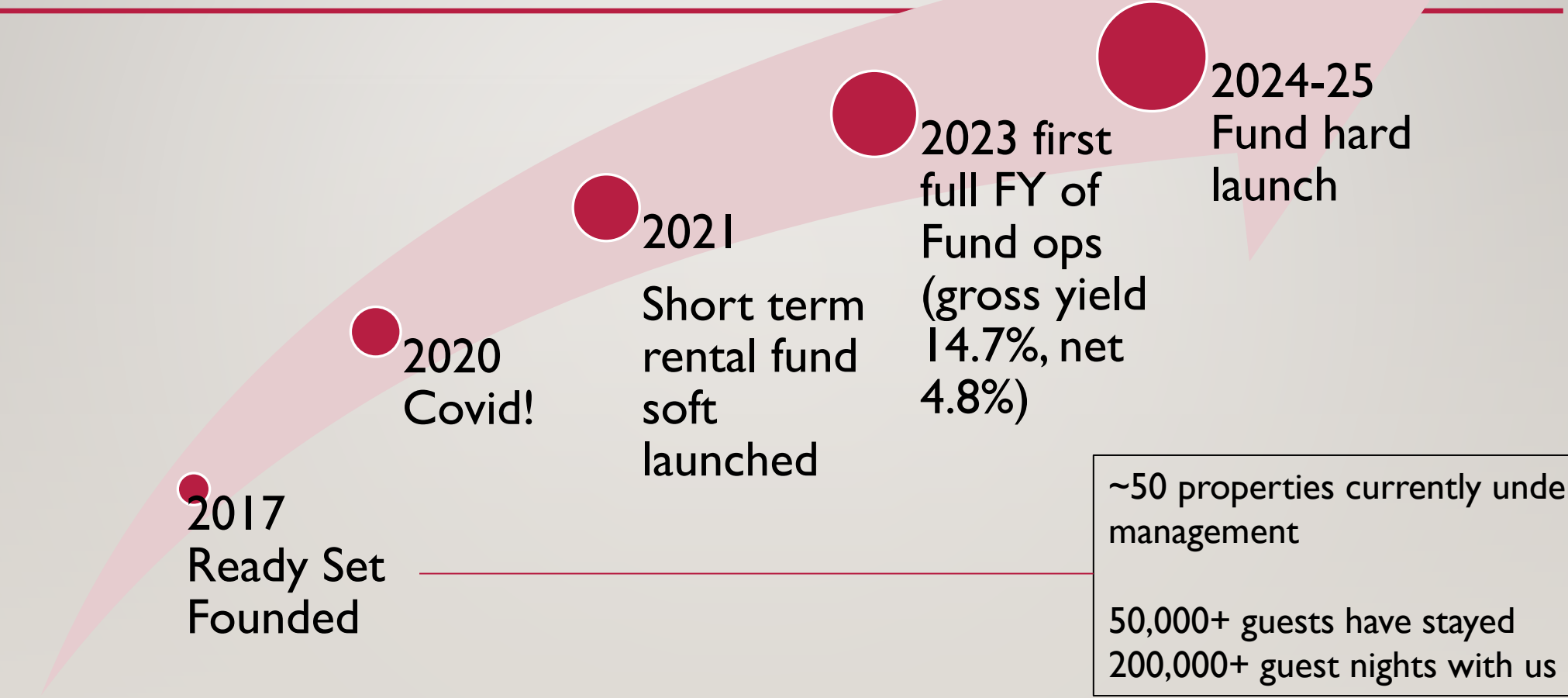
Sam Potter – Head of Operations & Property

- 13+ years in a myriad of roles in accommodation
- 7+ in short term rental

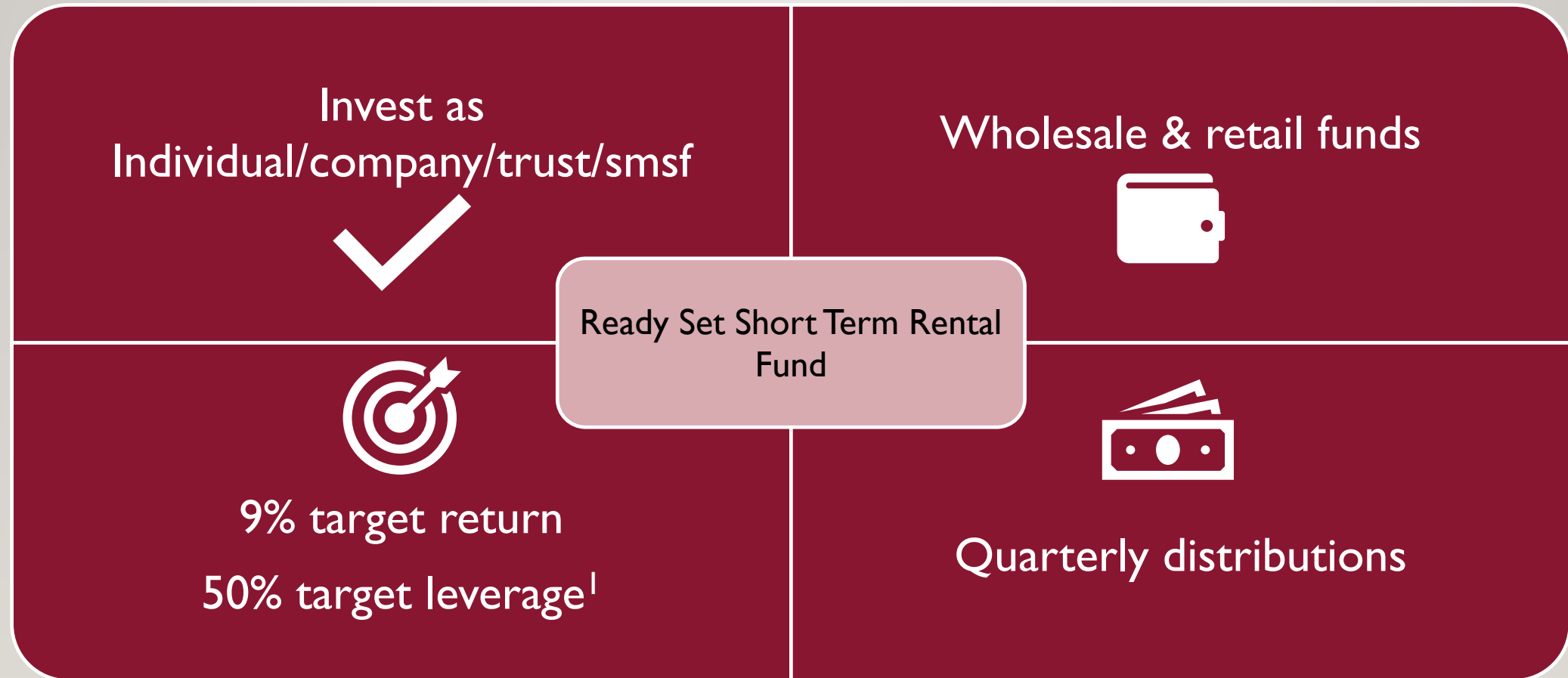
Primary Securities Ltd. – Professional Responsible Entity

- 21 years in business
- 34 investment schemes/trusts
- \$288m assets overseen

THE FUND WAS SOFT-LAUNCHED LATE 2021, NOW READY TO SCALE



SEEKING: INVESTORS WITH \$5K-\$2M TO INVEST AND REFERRALS



¹ leverage ratio is based on borrowing/GAV. We also define leverage to include renting properties. E.g. 50% leverage above may be obtained by borrowing 50% of the gross asset value, or may be obtained by purchasing one property and leasing another property, or a mix of both.

Questions?

More Information
scan here!



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W www.readyset.fund

ABOUT READY SET

Fund name: Ready Set Short Term Rental Fund

Website: <https://readysset.fund>

APIR code: PRS5397AU Ready Set Short Term Rental Fund (open to wholesale investors)

Retail investors may indirectly invest there through a feeder fund:

APIR code: PRS0881AU Primary Investment Board Class N Units Ready Set Short Term Rental Fund (open to retail investors)

Representative Name: Ready Set Funds Management Pty Ltd

AFS Representative Number: 001279939

Rental Manager name: Ready Set Apartments Pty Ltd

Website: <https://www.readysset.melbourne/>

Licensee Name: Primary Securities Ltd

Licence Number: 224107

ACN: 089 812 635

ABN: 96 089 812 635.