



Live the life you want™

# 2026 INVESTMENT HOTSPOTS

Where smart money moves next.

Six regions selected for tight rentals, growth pressure and real-world investor returns, plus strategies that can lift rental yields above the average.



Turn insights into income

# Hope is not a strategy. Research is.



SEAN BLATTMAN  
DIRECTOR, PROPERTY

For nearly 30 years, DPN has focussed on one thing - finding properties that perform for time-poor professionals and families who want an evidence-based path to growing a portfolio, not a speculative bet.

We track population trends, infrastructure, employment, rents and sales in growth corridors across Australia so our clients don't have to guess where to buy next.

## What you'll get in this report

- The six regions we believe are best positioned to outperform over the next decade
- The numbers that matter for investors - vacancy, yields, capital growth and affordability
- How DPN's selection formula turns "nice areas" into high performing investment properties
- Where dual income and other DPN strategies can target rental yields above the suburb median, so investors get both growth and stronger cash flow

This report is the first step. To apply these insights to your personal strategy, book your DPN Property Investment Plan.



“Most people chase  
yesterday’s hotspots.  
Our job is to help you  
buy into tomorrow’s.”

SAM KHALIL  
DPN MANAGING DIRECTOR

We combine data and on the ground insights to find  
locations that have not yet hit the front pages, but  
already show the right signals for investors.



# How DPN finds tomorrow's hotspots

MAJOR CITY GROWTH SUBURBS	We target growth corridors within major city regions that benefit from expanding populations, new infrastructure and job creation. Close enough to major cities to stay relevant, far enough out for growth and affordability.
AFFORDABLE PRICE POINTS	We focus on suburbs where investors can still buy at or below the city's median price while accessing strong long-term drivers. Entry points that work for real people, not just institutions.
LAND VALUE	Our focus is on houses with real land value, not high density units. Land is finite and consistently drives stronger long term growth. We want clients owning land in the path of progress, not just a unit in a corridor.
NEW BUILDS	New homes attract better tenants, lower maintenance, depreciation benefits and lower holding risk for investors. Better tenant appeal and cash flow from day one.
INCOME UPLIFT STRATEGIES	We use dual income and other income focused designs to lift rents beyond the local median. The aim is to target yields that outperform the suburb average in areas with strong long term growth drivers.

Every region in this report has been selected because it meets our criteria across these pillars.

# 2026 Hotspot Power Index

Before we dive into each region in detail, here is the big picture view. Our Hotspot Power Index ranks the regions that best match DPN’s method across affordability, demand, supply tightness and long-term economic strength. Use this as your quick reference map.



	DPN HOTSPOT SCORE	5 YEAR TOTAL RETURNS P.A.*	RENTAL YIELD	VACANCY	INVESTOR APPEAL
Orange, NSW	9.5 / 10	14.7%	4.4%	1.6%	Strong regional economy with low vacancy and consistent demand
Bathurst, NSW	9.3 / 10	13.2%	4.0%	1.7%	Education and health anchor steady population and rental performance
Yass Valley, NSW	9.1 / 10	10.9%	3.3%	1.5%	ACT workforce demand and limited land supply drive long term resilience
Ipswich, QLD	9.6 / 10	17.3%	4.9%	1.3%	One of Australia’s fastest growing markets with scalable infrastructure
Gympie, QLD	9.7 / 10	20.4%	4.8%	1.2%	Affordable hinterland living with coastal access and rising migration
Shoalhaven, NSW	9.9 / 10	11.8%	3.3%	1.4%	Coastal lifestyle backed by major transport and health investment

\* Total returns are calculated by combining capital growth with rental yield performance to show the overall investment outcome.





# Orange, NSW

## WHY THIS MAKES OUR 2026 LIST

Orange is one of NSW's most reliable regional economies

- Strong health, education and mining sectors anchor long term employment and housing demand.

Supply remains tight with vacancy near historic lows

- Limited new stock and consistent population growth support rental resilience.

Median house prices remain below major metro levels

- Affordability, combined with stable demand, creates balanced conditions for investors targeting growth and yield.



# Investor spotlight

Orange continues to stand out as one of regional NSW's most resilient and investment-ready locations.

The city benefits from a diversified economy anchored by health, education, mining and government services. These sectors create steady, year round employment and protect the market from short term fluctuations.

Population growth remains stable. Vacancy rates sit around one to two percent, making rental demand consistently strong. The recent upgrades to Orange Regional Airport and the expansion of the Central West Orana Renewable Energy Zone are improving connectivity and supporting long term economic momentum.

Median house prices remain comparatively affordable relative to Sydney, which continues to attract families, professionals and migrating metropolitan buyers looking for value without sacrificing amenity.



Orange is not a boom town. It's a dependable market supported by fundamentals that compound over time.



# Key indicators

POPULATION GROWTH

17.5%  
to 2041

VACANCY RATE

1.6%

MEDIAN HOUSE PRICE

\$686,600

AVERAGE RENT P/W

\$560

5 YEAR CAPITAL GROWTH P.A.

12.3%

RENTAL YIELD (HOUSES)

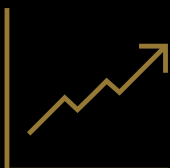
4.4%

DPN DUAL INCOME  
RENTAL YIELDS  
5.9%-6.3%



## MAJOR PROJECTS

Airport upgrades, Central West Orana  
Renewable Energy Zone



## INVESTMENT PROFILE

Stable. Diversified. Low vacancy  
Strong rental appeal

# The fundamentals

## Economy

Orange benefits from a strong economic base supported by health, education, mining and agribusiness. Cadia Valley Operations remains a major employer and regional income driver, while health and university precincts support skilled employment.

## Population

Steady population growth driven by in migration from Sydney and surrounding centres. A young and skilled workforce underpins long term rental demand.

## Infrastructure

Upgrades to the airport, ongoing road improvements and renewable energy projects strengthen connectivity and long-term economic confidence.

## Supply

Vacancy rates remain tight, with limited new housing availability across key family focused suburbs. Tight supply supports consistent rents and price resilience.

## Affordability

Orange provides a meaningful price advantage compared to Sydney and coastal markets, creating long term appeal for value driven buyers and investors.

## Amenities

Strong education, hospital, retail and leisure infrastructure create a stable environment that attracts families and professionals seeking lifestyle and affordability.



# Bathurst, NSW

An aerial photograph of Bathurst, NSW, showing a mix of residential areas, green fields, and distant hills. The town is spread across a valley, with a prominent church spire visible in the center. The foreground shows a large, modern, curved building and a dirt track. The background features rolling hills and mountains under a clear sky.

## WHY THIS MAKES OUR 2026 LIST

### Diversified regional economy with strong institutional employers

- Education, health and government services provide steady, year round employment that supports consistent rental demand.

### Tight rental supply with vacancy around one to two percent

- Limited new housing delivery and strong student and family demand create ongoing rental pressure.

### Affordable entry point relative to Sydney and major NSW markets

- Median house prices remain accessible while showing stable long term capital growth.

# Investor spotlight

Bathurst has evolved from a university-focused town into a broader regional hub with growing strength across health, education, construction and government services.

Population growth remains steady, driven by people relocating from Sydney and neighbouring centres in search of affordability and strong local amenity. Vacancy rates sit around 1.7% which reflects persistent undersupply and competition for well-located homes.

Recent and upcoming infrastructure projects including the Bathurst Hospital Redevelopment, major road upgrades and precinct improvements continue to build long term capacity and confidence in the region.

A growing professional workforce and a rising share of government, health and education roles continue to broaden the city's economic base and lift its long term stability.



Bathurst is not a speculative play; it's a fundamentals-first market supported by diverse employment and tight supply.



# Key indicators

## POPULATION GROWTH

Approx. 44,381  
to 50,500  
to 2041

## VACANCY RATE

1.7%

## MEDIAN HOUSE PRICE

\$680,000

## AVERAGE RENT P/W

\$530

## 5 YEAR CAPITAL GROWTH P.A.

9.8%

## RENTAL YIELD (HOUSES)

4.0%

DPN DUAL INCOME  
RENTAL YIELDS  
5.3%-5.6%



## MAJOR PROJECTS

Bathurst Hospital Redevelopment,  
Laffing Waters precinct, road upgrades



## INVESTMENT PROFILE

Affordable. Diverse economy. Tight vacancy.  
Reliable long term demand.

# The fundamentals

## Economy

A diverse economic base supported by Charles Sturt University, Bathurst Health Service, manufacturing, logistics and government agencies reinforces long term stability and employment.

## Population

Growth driven by Sydney out-migration, strong education institutions and a family-oriented demographic mix.

## Infrastructure

Ongoing hospital redevelopment, new housing precincts and upgraded transport links support long term regional capacity.

## Supply

Vacancy remains low and new land releases are staged, keeping supply conditions tight. With new subdivisions delivered gradually and subject to infrastructure sequencing, Bathurst's supply pipeline remains controlled, supporting ongoing price stability.

## Affordability

Substantially more accessible than Sydney, offering strong value and dependable long term performance.

## Amenities

A balanced mix of education, health, recreation and retail infrastructure supports lifestyle appeal for families, students and professionals.



# Yass Valley, NSW



## WHY THIS MAKES OUR 2026 LIST

### Direct access to the ACT employment engine

- Commuter demand from Canberra continues to drive housing needs and price resilience.

### Low vacancy and limited medium density supply

- Rental availability remains tight, reinforcing stable returns.

### Balanced affordability relative to Canberra

- Households seeking space and value continue to migrate into the LGA.



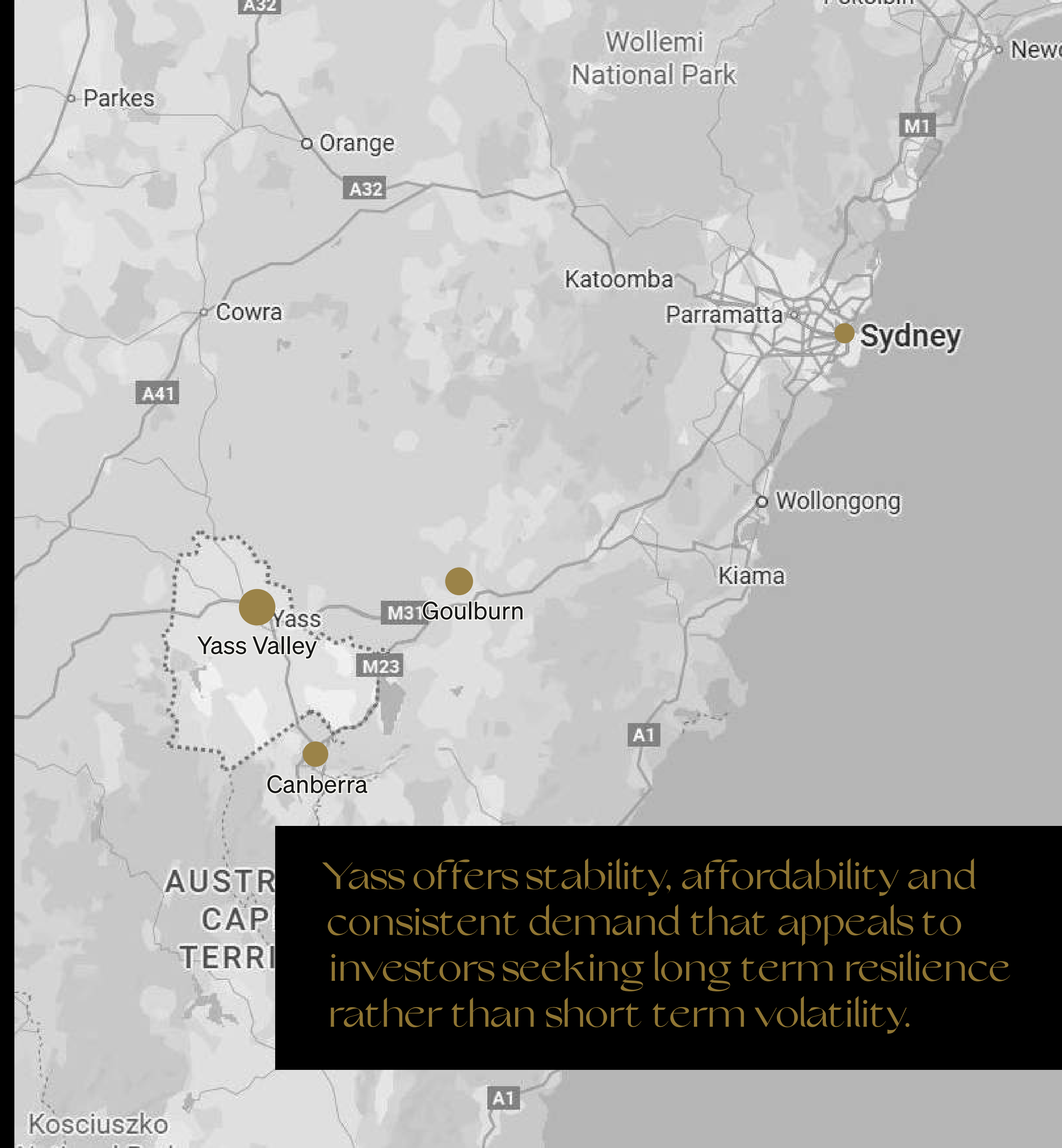
# Investor spotlight

Yass is strategically positioned, drawing demand from the public sector, defence and professionals who value lifestyle, space and lower entry prices than metropolitan ACT.

Population growth is steady and forecast to continue, with major housing activity focused around Yass and Murrumbateman. Vacancy rates remain around 1.5% which reflects limited new supply and strong commuter demand.

Infrastructure upgrades to the Barton Highway and future servicing plans for designated growth precincts continue to strengthen regional capacity.

Higher ACT household incomes flowing into Yass Valley contribute to stronger purchasing power and consistent upward pressure on both rents and prices in well located pockets.



Yass offers stability, affordability and consistent demand that appeals to investors seeking long term resilience rather than short term volatility.



# Key indicators

## POPULATION GROWTH

17,647 to  
approx. 22,000  
to 2041

## VACANCY RATE

1.5%

## MEDIAN HOUSE PRICE

\$880,000

## AVERAGE RENT P/W

\$560

## 5 YEAR CAPITAL GROWTH P.A.

8.3%

## RENTAL YIELD (HOUSES)

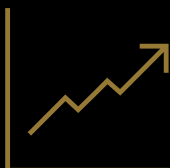
3.3%

DPN DUAL INCOME  
RENTAL YIELDS  
5.5%-5.8%



## MAJOR PROJECTS

Barton Highway Duplication, servicing for growth precincts, village masterplans



## INVESTMENT PROFILE

ACT linked. Tight supply. High demand.  
Long term resilience.

# The fundamentals

## Economy

Agriculture, viticulture, tourism and local services form a stable economic base, supported by ACT-linked employment.

## Population

Continued growth driven by lifestyle relocations and Canberra spillover.

## Infrastructure

\$236m deployed in upgrades to roads and Yass's water treatment plant are shaping future residential capacity. Further improvements to the Barton Highway are expected to reduce travel time into Canberra, enhancing the region's appeal for ACT commuters.

## Supply

Low vacancy and limited medium density options maintain rental competition.

## Affordability

This affordability gap between Yass Valley and Canberra continues to pull demand across the border, especially from families seeking value, space and commuting access.

## Amenities

Open space, vineyards, heritage town centres and strong community infrastructure appeal to families and professionals.





# Ipswich, QLD

## WHY THIS MAKES OUR 2026 LIST

### One of Australia's fastest growing population centres

- Forecast to double by 2046 with strong migration from Brisbane and Logan.

### Large scale infrastructure and master planned development

- Ripley Valley and Springfield continue to shape long term demand.

### Affordable entry point with strong rental performance

- Median prices remain accessible and yields sit around the mid 4% range.



# Investor spotlight

Ipswich is a major South East Queensland growth engine powered by defence, logistics, advanced manufacturing, healthcare and large scale residential development.

Population growth averages around four percent per year, making Ipswich Queensland's fastest growing LGA. This growth, combined with a median price around \$580,000, positions the region as one of the strongest value opportunities within commuting distance of Brisbane.

The economy is expanding, supported by anchors like Rheinmetall Defence and major commercial and industrial precincts. Vacancy rates remain around 1.3% which reflects persistent, high quality housing demand.

Infrastructure spending through the SEQ City Deal, motorway upgrades and new education and health facilities continues to build regional momentum.



Ipswich offers scale, affordability and long term structural demand that place it firmly on the radar for high conviction investors.

# Key indicators

## POPULATION GROWTH

Approx. **245,000**  
to **535,000**  
to 2046

## VACANCY RATE

**1.3%**

## MEDIAN HOUSE PRICE

**\$580,000**

## AVERAGE RENT P/W

**\$550**

## 5 YEAR CAPITAL GROWTH P.A.

**14.7%**

## RENTAL YIELD (HOUSES)

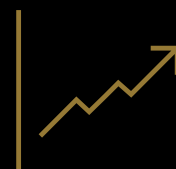
**4.9%**

**DPN DUAL INCOME  
RENTAL YIELDS  
5.2%-5.8%**



## MAJOR PROJECTS

Ripley Valley, Springfield Central, SEQ City Deal,  
Ipswich Motorway Upgrade



## INVESTMENT PROFILE

High growth. Affordable. Strong returns.  
Significant momentum.

# The fundamentals

## Economy

A \$12 billion economy anchored by defence, logistics, health, manufacturing and construction.

## Population

Queensland's fastest growing city with long term demand supported by large scale master planning.

## Infrastructure

Major upgrades across transport, education and employment precincts. Rail corridor upgrades and new school and health infrastructure throughout Ripley and Springfield are further strengthening the region's long term liveability.

## Supply

Tight vacancy and construction lag reinforce rental demand. Despite large master planned communities, construction lags and rapid population growth keep rental supply tight, supporting continued rental resilience.

## Affordability

A compelling entry point compared with Brisbane, offering strong yield and growth potential.

## Amenities

Expansive parks, heritage precincts, schools, hospitals and lifestyle infrastructure attract families and professionals.



# Gympie, QLD

## WHY THIS MAKES OUR 2026 LIST

### Affordable alternative within reach of the Sunshine Coast

- A lower entry price point with strong appeal to families and regional movers.

### Infrastructure momentum along the Bruce Highway corridor

- Upgrades improve connectivity and support business and population growth.

### Low vacancy indicates tight rental supply

- Demand remains strong across key hinterland and coastal-adjacent suburbs.



# Investor spotlight

Gympie's position between South East Queensland and the Fraser Coast keeps demand strong as buyers chase affordability and Sunshine Coast proximity.

The economy is diversifying across manufacturing, agriculture, timber, construction and tourism. New industrial precincts and Bruce Highway upgrades continue to lift jobs and logistics strength.

Vacancy rates sit at just 1.2 percent, and with a median price around \$560,000, conditions favour both yield and medium term growth.

Gympie continues to absorb overflow demand from the Sunshine Coast, as rising coastal prices push buyers north into more affordable hinterland markets.



Gympie offers affordability, infrastructure uplift and steady inflows, giving investors a strong, resilient entry point with room to grow.

# Key indicators

## POPULATION GROWTH

Approx. **53,000**  
to **63,500**  
to 2041

## VACANCY RATE

**1.2%**

## MEDIAN HOUSE PRICE

**\$560,000**

## AVERAGE RENT P/W

**\$520**

## 5 YEAR CAPITAL GROWTH P.A.

**16.5%**

## RENTAL YIELD (HOUSES)

**4.8%**

**DPN DUAL INCOME  
RENTAL YIELDS  
5.0%-5.3%**



## MAJOR PROJECTS

Bruce Highway Upgrade, Mary Harbour  
Industrial Estate



## INVESTMENT PROFILE

Affordable. Growing. Strong rental performance.  
Infrastructure supported.



# The fundamentals

## Economy

A diversified mix of manufacturing, agriculture, construction and tourism drives stable employment.

## Population

Consistent growth driven by affordability and proximity to SEQ and the coast.

## Infrastructure

State-funded infrastructure programs are supporting the delivery of more than 5,300 new homes, with major upgrades to water, sewer and transport infrastructure unlocking future residential supply.

## Supply

Vacancy remains low due to rising demand and modest construction pipelines. New land releases remain modest relative to population inflows, with construction pipelines unable to fully match demand, reinforcing ongoing rental competitiveness.

## Affordability

Gympie's median house price sits below \$600,000, creating a clear affordability advantage over the Sunshine Coast and Brisbane. For investors, this lower entry point supports stronger yields today while leaving room for capital growth as demand continues to build.

## Amenities

Hinterland lifestyle, coastal access, community services and national parks attract families and retirees.



# Shoalhaven, NSW



Coastal region with strong migration and above average household incomes

- Demand continues to rise from Sydney, ACT and regional relocators.

Major health and transport upgrades underway

- Hospital redevelopment and Nowra Bridge improvements support long term capacity.

Rental supply remains tight across key townships

- Low vacancy and limited land availability create consistent rental resilience.



# Investor spotlight

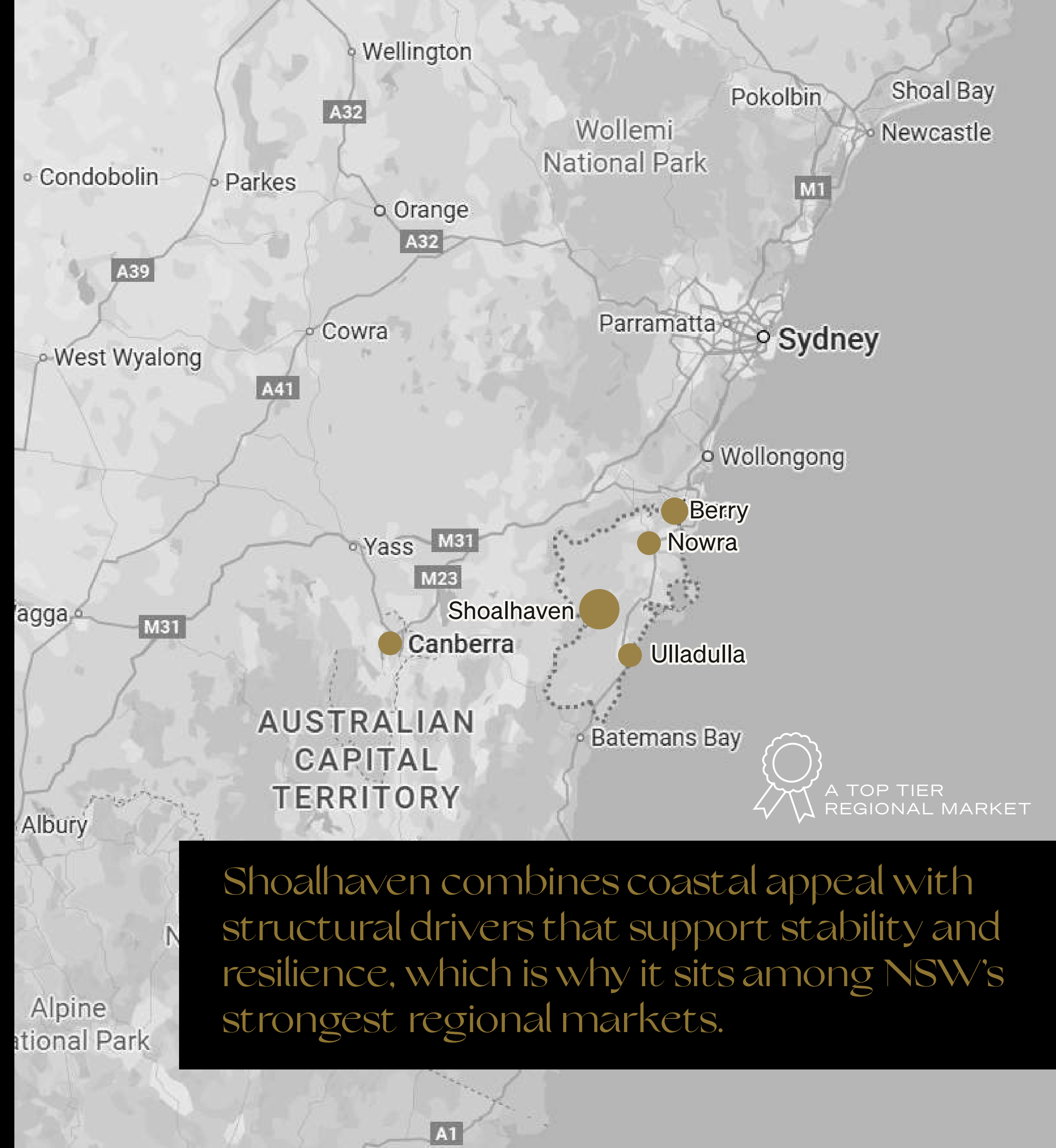
Shoalhaven is shifting from a lifestyle region to a more economically diverse, infrastructure-backed coastal hub.

Growth is driven by healthcare, defence, manufacturing, construction, agribusiness and a strong visitor economy.

Population growth is steady, supported by households relocating for relative affordability compared to Sydney and Canberra. Vacancy rates sit near 1.4 percent, reflecting coastal supply limits and strong demand from families, retirees and professionals.

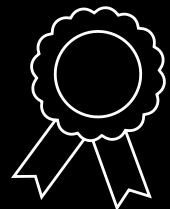
The region's ability to attract higher earning households supports long term price stability, even when broader markets soften.

Major investments including the Shoalhaven Hospital Redevelopment, Nowra Bridge upgrade and key precinct planning are expanding regional capacity and confidence. In addition, rezoning approval at Port Kembla has cleared the way for a \$10 billion industrial precinct, supporting up to 20,000 jobs across manufacturing, renewables and logistics over the long term.



Shoalhaven combines coastal appeal with structural drivers that support stability and resilience, which is why it sits among NSW's strongest regional markets.

# Key indicators



A TOP TIER  
REGIONAL MARKET

## POPULATION GROWTH

108,400 to  
approx. 123,000  
to 2041

## VACANCY RATE

1.4%

## MEDIAN HOUSE PRICE

\$890,000

## AVERAGE RENT P/W

\$560

## 5 YEAR CAPITAL GROWTH P.A.

11.8%

## RENTAL YIELD (HOUSES)

3.3%

DPN DUAL INCOME  
RENTAL YIELDS  
5.1%-5.6%



## MAJOR PROJECTS

Shoalhaven Hospital Redevelopment, Nowra  
Bridge Project, infrastructure sequencing



## INVESTMENT PROFILE

Coastal. Supply constrained. Infrastructure  
backed. Long term resilience.



# The fundamentals

## Economy

A broad mix of defence, health, education, manufacturing, construction and tourism provides a balanced economic foundation.

## Population

Steady in-migration from Sydney, Canberra and retirees seeking coastal affordability.

## Infrastructure

Major infrastructure investment is reshaping Shoalhaven's health and transport network, led by the \$440 million hospital redevelopment and the \$342 million Nowra Bridge upgrade.

More than \$720 million in Princes Highway upgrades will improve connectivity and freight efficiency, supporting capacity for 12,500+ new residents and 7,800+ jobs by 2041.

## Supply

Geographic constraints limit new land close to beaches and key centres, reinforcing scarcity value over the long term.

## Affordability

Lower relative entry point than Sydney's coastal markets with strong lifestyle appeal.

## Amenities

Beaches, national parks, waterways, health services, education and retail infrastructure create long term appeal for families and lifestyle buyers.



- Shoalhaven and the Southern Highlands include multiple suburbs that sit among the highest median priced regional markets in Australia
- Towns such as Berry, Bowral and surrounding localities have seen significant price growth over the last decade as demand for premium lifestyle locations has accelerated
- Shoalhaven's broader house values are still well below Sydney, giving investors a lower entry point into a region that continues to attract higher income buyers and professionals



# A DPN success story in Shoalhaven, NSW

Take Badagarang, a new coastal suburb near Nowra at the foot of Cambewarra Mountain. It's planned for 3,500 new homes, making it one of the region's strongest growth plays.

Badagarang is a major new community on the northern edge of Nowra, positioned along a key growth corridor and close to the Shoalhaven Hospital precinct and major employment hubs.

The wider Shoalhaven LGA is forecast to grow strongly over the coming decades, driving sustained demand for new housing. Tight vacancy rates and limited serviced land near established amenities support rental demand and price resilience for new homes.

For investors, this presents an opportunity to enter an emerging master planned community at a more accessible price point than the region's established coastal towns, while still benefiting from the Shoalhaven and Southern Highlands growth story.

Estimated property value is a sales estimate based on DPN's dual income properties in Badagarang in Jan 2026.

## DUAL INCOME PROPERTY IN BADAGARANG, NSW

Purchased 2023

House & land price - \$1,020,000

Valuation 2025 - \$1,200,000

2 year growth - \$180,000 / 17.6%

Weekly rent (combined) - \$1,150

Annual rental income - \$59,800

Shoalhaven ave. rental yield – 3.5%

Rental yield achieved – 5.9%

Dwelling 1:

3 bed | 2 bath | 1 car

Dwelling 2:

2 bed | 1 bath | 1 carspace



# How DPN invests in high growth regions

With a proven system refined over 30 years, DPN brings a strategic investment approach that aims to deliver exceptional investor returns.

## We pinpoint the growth pockets

You cannot rely on hope, but you can rely on research. Our Research Team removes the guesswork and focuses only on regions that pass our test - people, jobs, infrastructure and utilities.

## Secure land matched with an income focused design

What we build is just as important as where we build. Sites are selected for new homes or multi rental properties such as duplex and dual income designs that are engineered to maximise yield and build long term equity.

## Build with trusted, quality partners

Your home is constructed by our builder partners who create truly exceptional investment-grade homes. There's no surprises, your property comes complete with all fixtures and fittings and ready to rent the day it's finished.

## Lease it fast and manage it far better

DPN offers a complete investor solution, backed by our leading Property Management team, who live locally, know the market and bring a superpower to your property. Looking after 1,400+ properties, we know a thing or two about investment success.



*"Isn't it funny how everyone wants to  
be a millionaire, but no one knows  
where the factory is?"*

*If you want to know where the factory is, keep turning the page...*

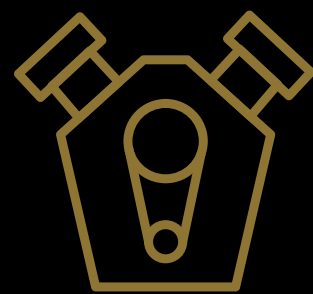


# Where performance meets protection. The DPN system™

8 returns. 5 guarantees. Infinite confidence.

Every DPN Property Plan is powered by precision and protected by proof.

The DPN System™ unites two forces to create measurable wealth, remove uncertainty and replace risk with design.



## The 8 Returns Engine™

The engine that turns design into momentum and momentum into money. Every lever works in sync — compounding, accelerating, and proving that wealth isn't guessed, it's engineered.



## The Shield™

The protective layer that backs every plan with certainty and confidence. Five guarantees that turn “what if” into “we’ve got this.” From Ready-to-Rent™ completion to Rent Gap Guard™, each Shield guarantee transforms investor fear into assurance.

Together, they form a complete system where growth is engineered and risk is neutralised. Because confidence isn't built on luck — it's built on design.



“Kick-ass returns are  
engineered,  
not imagined.”



# The 8 returns engine™

Performance.  
Precision.  
Proof.

A precision-built system designed to make property behave like a high-performance machine.

Eight independent forces engineered to work together with compounding effect.

Most investors buy a property and hope it performs. DPN clients own an engine built to accelerate wealth — faster, smarter, beautifully.

Every return connects to the next, compounding by design.

Welcome to the architecture of performance.

Eight returns. One engine. Zero luck.



One Property, Two Rents™

Serviceability Supercharger™

Dirt Dividend™

Depreciation Dividend™

Equity-on-Equity™

Equity Engine™

Yield Multiplier™

Design Dividend™

“If it’s not engineered, it’s  
just wishful thinking.” DPN



# The 8 returns engine™

This engine is built for you – the investor who wants control, momentum and clarity so you can arrive at your future sooner than you ever thought possible.

Ask for it... and the key is yours.

## How the engine actually works. Why nothing else compares.

Most people think the magic is in the property.

It isn't. It is in the framework behind it.

The 8 Returns Engine™ is where eight independent forces — income, equity, design, depreciation and more — lock together with the kind of synergy that would make a physicist sweat.

On their own they're good. Together they're outrageous.

Most investors buy a property and hope it performs.

DPN clients own a precision-built performance system that makes their properties behave like a high-performance machine.

Eight returns. One engine. Zero luck.

In a race between this engine and your average rental in the burbs we both know which one ends up in the rear-view mirror.

This is not theory. It is engineered momentum — a system built to make your money move faster than the market.

If you want average stop reading.  
If you want stellar read on.

## The returns. In full force. Under the hood of the DPN performance system.

### 1. One Property Two Rents™

Two income streams from one intelligent design. Stronger cashflow, greater servicing and a portfolio that scales sooner. An income accelerant disguised as a floorplan. This means you move faster and sleep better.

### 2. Serviceability Supercharger™

Dual income yields mean more borrowing power now. Same salary bigger trajectory. Banks like our designs. A lot. This means you build a portfolio when others hit a wall.

### 3. Dirt Dividend™

Land appreciates. Buildings do not. Capital growth begins where the soil starts. Time turns dirt into dollars. Own the component that grows while others fight the part that doesn't.

### 4. Depreciation Dividend™

Only new builds unlock significant tax refunds. The ATO becomes your most reliable tenant. Smart money loves tax time. This means more cash in your pocket every single year.

### 5. Equity Engine™

One purchase. Two titles. Engineered equity on demand. Subdivision creates uplift beyond market growth. This means your equity grows even when the market stalls and you get to your second or third property sooner.

### 6. Equity-on-Equity™

Growth compounds across two titles not one. Your equity earns its own equity. Wealth that builds itself. Ride a compounding curve other investors will never experience.

### 7. Yield Multiplier™

Rents don't just increase. They compound. Cashflow becomes contribution. Contribution becomes acceleration. The surplus funds your lifestyle not just the bank. This means your money starts working harder than you do.

### 8. Design Dividend™

Beautiful homes lease faster and for more. Premium design equals premium performance. Form meets return. This means higher demand, faster tenants and resale that punches above its weight.



# The shield™

## Where protection becomes performance. Five Guarantees. Zero Guesswork.

Trust isn't built on handshakes.  
It's built on promises kept.

The Shield™ is how DPN protects  
your strategy — five Risk Reversal  
Guarantees™ that turn chaos into  
calm and stress into structure.

Property investing should feel  
exciting, not like a second job.

That's why we don't hand you a  
plan and a prayer — we back it with  
proof, precision and a mildly arrogant  
confidence that only testing can earn.

We've built it, broken it and built it  
again — because hope doesn't shield  
your money.

And if you're awake at 2a.m.  
wondering if you did the right thing,  
you'll remember: we already thought  
of that for you.

Because real confidence doesn't  
come from luck.

It comes from design — and a  
system that's built to deliver,  
not apologise.



### Price Protector™

You buy at market or less.  
No hidden extras, no DPN  
“agent fee” on top.

### On-Time Build™

Fixed timelines. Or compensated.  
If build time slips, you're paid  
weekly until handover.

### Ready-to-Rent™

Fixed price and tenant-ready.  
Delivered complete — no hidden  
extras, no surprises.

### Rent Safety Net™

Your rent, guaranteed. We guarantee  
a minimum of 92 % of our rental  
estimate for the first two years.

### Rent Gap Guard™

If unrented after six weeks, we pay the  
Rent Safety Net™ from week seven  
onwards. That's money in your pocket,  
not excuses in your inbox.

“We don't predict the future.  
We protect it.” DPN

On-Time Build™, Ready-to-Rent™ and Price Protector™ guarantees are provided by builders under the construction contract. Specific build time frames, pricing and compensation terms are defined within your construction contract and may vary by site, property type, council requirements and state legislation. The build contract will include the specific time frame, wet weather exclusions, public holiday extensions and industry closure periods. These guarantees are conditional on the purchaser meeting all payment schedule obligations as detailed. Fixed pricing is dependent on commencing construction within the time frame stated in the contract. Rent Safety Net™ and Rent Gap Guard™ are provided directly by DPN under separate written agreements. Terms and conditions apply. Please refer to your DPN guarantee documents for full details.



# Why property works. Again and again and again.

Because from pharaohs to founders, rockstars to retirees, one thing never changes.

People want land. People fight for land. People build empires on land.  
And as long as humans exist, nothing will replace the desire to own a piece of Earth.

Property is not an investment trend.  
It is a human instinct.

It has outperformed through wars, recessions, booms, busts, pandemics, elections, revolutions and every economic theory ever written. And it keeps winning across every generation.

## Why it keeps outperforming

### Leverage nothing else can touch

Property is the only asset bankers happily let you control with a fraction of its value. With as little as 5 percent down you can hold a one-million-dollar asset. Try that with shares. Leverage is the multiplier — the reason ordinary Australians become wealthy through property.

### Growth that compounds across decades

Australian values have doubled roughly every ten years for a century. Not because of luck but because population, demand and time pull the numbers upward.

### Demand that never sleeps

People are born. People migrate. People need homes. Shelter is not optional — and neither is its value.

### A truth shared by everyone

From princes to pensioners, from CEOs to tradies — property is the wealth engine almost everyone trusts. More millionaires have been made from property than anything else.

### Tax that works for you

Governments reward property ownership because it stabilises economies. Depreciation and deductions create returns most assets cannot imitate.

### Utility you can touch

Property is real. People live in it, grow in it and build futures in it. That is why it endures and why banks back it harder than any other asset.

In Australia it's basically the national sport.  
Cricket comes second. Property has the largest crowd.





The best time to buy  
was 25 years ago.  
The second-best time  
is right now.





# The greatest opportunity is ahead

Because the longer you stay in the game, the harder the numbers work for you.

Australian property doesn't sprint; it compounds.

It takes its sweet time — and rewards anyone patient enough to stick around.

Over the last 25 years, the average property has grown about 6–7% per year.

That's not luck. That's maths with muscle. If you'd bought for \$190K in 2000, you'd be sitting on around \$1 million today.

Hold that same property for another 25 years and you're staring down nearly \$5 million.

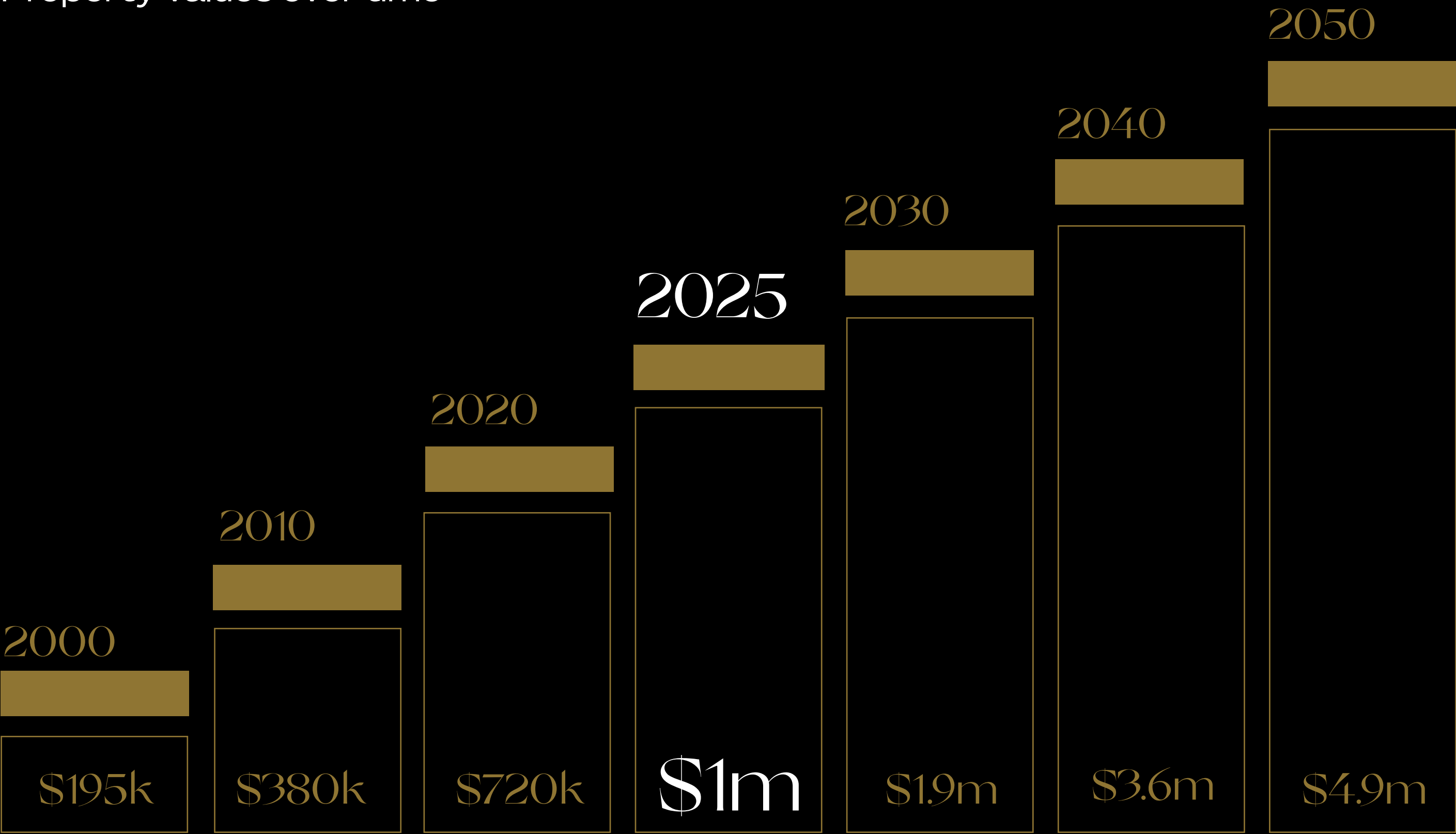
That's the beauty of compounding: it's slow at first, then it suddenly looks like genius. The trick isn't timing the market — it's letting time be the market

(And if you're still wondering when to start, the universe just cleared its throat and said "now").

"Compound interest is the most powerful force in the universe."

ALBERT EINSTEIN

Property values over time





# Old

# New



## OLD PROPERTY

("Looks cheaper... until it isn't.")

- Outdated layouts, lower rents.
- Higher maintenance, hidden costs.
- Zero depreciation = you miss the ATO refunds.
- Slower leasing = longer vacancies.
- Banks lend less when the rents don't stack up.
- Every problem starts with "it's an old place, but ..."

## NEW DPN PROPERTY

("Built to outperform.")

- One Property. Two Rents™ — less stress, more borrowing power. (Serviceability Supercharger™)
- Low maintenance = higher net yield.
- Full depreciation benefits turn the ATO into your tenant. (Depreciation Dividend™)
- Ready-to-Rent™ finish = cashflow from day one.
- Engineered layouts lease faster and resell for more. (Design Dividend™)
- Backed by The Shield™ — because hope is not a warranty.



# Be in the top 6%

Your mission, should you choose to accept it  
— build a portfolio, not buy a property.

Most investors stop after one. A few manage two. And the top 6% of investors — the ones with three or more properties — are the ones who've cracked the code.

Because one property doesn't create freedom. A portfolio does.  
Let's face it — nobody retires rich off just one rental.

“Don't just own an investment  
property. Own freedom.” DPN

2.3M property investors in Australia

Number of properties held by investors

72% have 1

19% have 2

6% have 3

2% have 4

1.7% have 5



# Ready to turn research into results?

You've seen where the smart money is heading. Now see how these hotspots could work for you.

## Get your Personalised Property Investment Plan

- Clear strategy. No guesswork.
- Cash flow modelling tailored to your numbers.
- Property options targeting above median rental yields.
- A step-by-step roadmap to build a high performing portfolio.



BOOK NOW



OR CALL  
1300 723 318



*If you want to dominate...  
have the best in your corner.*



# The experts behind your plan

## DAVID KHALIL

Director, Finance

David has more than 25 years of experience across banking, mortgage broking and financial leadership, with a career dedicated to structuring finance that supports long-term wealth creation.

He has held senior roles across major lending institutions and played a key role in establishing and scaling mortgage management businesses. David specialises in efficient lending structures, risk management and aligning finance with broader investment strategies.

Clients benefit from David's ability to cut through complexity and design funding solutions that support portfolio growth with clarity and confidence.

## LLOYD THOMAS

Director

Lloyd brings more than 25 years of experience across property, finance and the building industry, with a career focused on helping clients make confident, well-structured investment decisions.

With over a decade spent inside the construction sector, Lloyd has a deep understanding of how properties are built, costed and delivered. That practical knowledge informs how he advises clients and how DPN structures and delivers investment-grade property solutions.

Clients value Lloyd's calm, methodical approach and his ability to simplify complex decisions, ensuring strategies are grounded, achievable and built to perform in the real world.

## SAM KHALIL

Group Managing Director

For more than 30 years, Sam has built DPN into a property and financial services enterprise trusted by executives, business owners and everyday Australians.

His experience spans financial planning, finance broking, real estate and property development, giving him a rare cross-discipline view of how wealth is built in the real world. Sam doesn't focus on individual purchases. He designs portfolios that balance growth, income, tax efficiency and lifestyle outcomes.

Clients value Sam's ability to turn complexity into clarity through proven frameworks refined over decades. In his words, his role is simple. Taking people from safe to unstoppable.

When you work with us and DPN you're not just getting strategies, you're getting a proven system for freedom. Because building wealth isn't a dream it's a decision.

“The future doesn’t wait – and neither should you.”

SAM KHALIL



# Here's our sources (in case you were wondering...)

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A quick note (the important but less glamorous part). We need to be clear this isn't financial advice. Independent legal and financial advice is essential before making big decisions. Costs rates and assumptions may change over time.