

## BEFORE YOU BOOK

# Discovery Session Preparation Checklist

The call is most useful when you have a rough picture of where you sit. You do not need land, a builder, or a finished budget - just enough detail that we can workshop real numbers together instead of speaking in generalities.

- ☐ Your financial starting point  
A sense of your borrowing capacity, available equity, or SMSF balance - even a rough range helps us keep the conversation grounded.
- ☐ Ownership structure  
Personal name, trust, or SMSF? Each has different lending and compliance implications, so it shapes the path we recommend.
- ☐ Suburbs or areas you are considering  
Bring one or two locations you are curious about. We can talk through proximity to employment, transport, and planning overlays that matter for co-living.
- ☐ Site details, if you have them  
A street address, title dimensions, or a link to the listing lets us do a quick feasibility sketch during the call.
- ☐ Your goals for the investment  
Cash flow, long-term capital growth, self-managed super exposure, or a mix? The answer changes the build and location strategy.
- ☐ Questions you want answered  
Write them down beforehand. The session is yours - we would rather tackle your specific concerns than run through a generic slide deck.

### Notes and questions for the call

## Book your Discovery Session at [discovercoliving.enablegroup.au](https://discovercoliving.enablegroup.au)

This checklist is provided for preparation purposes only and does not constitute financial, legal, or investment advice. Enable Group is a registered builder. Builder registration and other details are available from the Victorian Building Authority.