



MOTEL - SOUTH COAST INVESTMENT

Description: South Coast investment property. The business is solid. New 30 year lease. Colonial style building in prime location. AAA Rating: 3 $\frac{1}{2}$ star

Construction: Brick and tile built on concrete slab. Single level with brick wall partitions. Good variation of unit sizes including spa rooms and family rooms. Good quality appointments. Very well maintained.

Residence: 3 bedroom (ensuite & walk-in robe), share kitchen, lounge/dining, bathroom, private yard and double lock-up garage. Very good residence. Joins kitchen & reception.

Age: 1980

Cienteles: Reps, tourists, passing trade, bus trade.

Land Area: 2 acres

Tariffs: Single \$80 - \$130; Double \$88 - \$150; Family (4) \$100 - \$165; Extra Person \$10

Chain Affiliation: Yes

Lease: New 30yr (6 x 5yrs) Rent: \$180,000 + C

Price: \$0