



MOTEL - BUDGET STYLE IN PRIME POSITION

Description: Budget style Motor Inn in prime position on the Sydney - Melbourne Highway.

Price: \$0

AAA Rating: 3 star

Construction: Timber construction with corrugated fibro roof and brick room partitions. Single level. Small to medium units. Very good for age. Paint very good.

Residence: 2 bedrooms built-ins, share motel kitchen, lounge/dining, bathroom with private yard. Good sized family residence.

Age: 1962

Clientele: Workers, passing trade, limited tourists.

Land Area: 2 acres

Tariffs: Single \$45 - \$60

Chain Affiliation: Yes

Lease: Expires 1st February 2025. Rent: \$46,942.

Laundry: Domestic/Heavy duty in large laundry area. Linen 50% hired, towels all owned. Maytag coin operated for guests.

Restaurant: 45 seat BYO

Services: Room service, communal kitchen, above-ground pool, BBQ area, pay phone, fire rated.

Turnover: 2007/2008 \$214,580; 2006/2007 \$163,306

Occupancy: 55% approx.

Comment: A good budget standard motel with close exposure to Hume Highway. Trade should increase with the current road works being carried out.