



MOTEL - EXCELLENT EXPOSURE IN CBD LOCATION

Description: CBD location. Major regional city. Long term lease on large corporate Motor Inn. Excellent exposure. Growing trader.

Price: \$0

AAA Rating: 3½ star

Construction: Two level brick building with concrete slab floors, colour bond roof and brick wall partitions. Medium sized units. Appointments of good standard. Solid construction with good street appeal.

Residence: 2 bedroom, 1 with built-ins, lounge/dining, bath/toilet.

Age: 1965 - 1975

Clientele: Corporate travelers, passing trade, tourists, bus travel.

Land Area: 1 acre

Tariffs: Single \$70; Double \$80; Family (4) \$100; Extra Person \$10

Chain Affiliation: No

Lease: 24yr term. Rent \$168,000 plus GST.

Laundry: Domestic heavy duty (sheets hired). Balance done onsite.

Restaurant: Yes, used for groups only

Services: Room service, fully licensed, guest laundry, reverse cycle air-conditioning.

Turnover: \$674,046 - nets \$167,127

Occupancy: 56% avg last 3 yrs

Comment: Large attractive motel close to city centre. Big corporate trade. Strong coach booking. Property fully managed.