



MOTEL - NORTH-WEST NSW LEASEHOLD

Description: North-West NSW investment motel. 15yr lease in place. Very strong trading property. Quality inspection.

AAA Rating: 3 $\frac{1}{2}$ star.

Construction: Brick & tile, single level with brick partitions. Very sound building. Well presented units include 10 x executive, 7 x twin plus 4 x family units with separate bedroom.

Residence: 2 bedroom with built-ins, private kitchen, lounge/dining, office, bathroom & carport. Conveniently located close to reception.

Age: 1981

Clientele: Very strong repeat rep + worker trade. Some passing & tourist trade.

Land Area: 1.5 acres.

Tariffs: Single \$94; Double \$94; Twin \$104; Family \$99; Extra Person \$12

Chain Affiliation: Yes

Lease: Expires 2033. Rent: \$10,587.50 per month incl GST

Laundry: Domestic equipment, linen hired - slips & face washers owned.

Restaurant: 55 seat. Licensed bar.

Services: Room service, in-ground pool undercover parking, fire rated, full commercial equipment.

Turnover: 08/09 \$574,278

Occupancy: 63% approx.

Comment: Attractive well appointed Motor Inn in very strong rural centre - New England area. Owner has spend in the vicinity of \$500,000 over the last 36 months on upgrading and maintenance. The property is a delightful inspection.

Price: \$0