



MOTEL INVESTMENT - TOP QUALITY BOUTIQUE MOTOR INN

Description: Top quality boutique Motor Inn. Full corporate amenities. Prime location in major regional city location. Strong year round trade. Secure long term investment.

AAA Rating: $4\frac{1}{2}$ star standard - self rated

Construction: 3 level brick & concrete construction, all concrete floors with brick wall partitions. Fully refurbished in 2007. Not a cent to spend on this one. Very large rooms, up to 50sqm. Open plan reception/dining area plus coffee shop.

Residence: 2 bedroom with built-ins, lounge, dining, private kitchen, bathroom. Very good condition. Adjoins back office with good views over reception area and restaurant.

Age: 1985 - Over \$2mil refurbishment in 2007.

Land Area: 3500sqm approx.

Chain Affiliation: Yes

Lease: New 30 years. Rent \$630k p.a. CPI adju

Price: \$0