



## MOTEL INVESTMENT IN CITY CENTRE

Description: Near new motel investment in city centre next door to club. This property is quality throughout with high depreciation allowance. Ideal long term investment.

AAA Rating: 4 star

Construction: Brick and concrete with concrete floors. 3 floors with lift. City centre location. Immaculate inspection - quality fixtures and fittings throughout. Larger than average rooms. Very modern presentation.

Residence: 4 bedroom with built-ins. Private kitchen, open plan living with surrounding tile covered verandah and undercover garage. Huge residence above reception.

Age: Built 2005

Cienteles: Very large rep trade, workers, tourists.

Land Area: 1900sqm approx.

Rental: \$340,000p.a. Increases by CPI - Minimum 3%, maximum 5%.

Chain Affiliation: No

Lease: 25 years remaining

Laundry: Domestic equipment. All linen hired.

Restaurant: Yes. Full commercial kitchen - highest quality.

Services: Microwaves, undercover parking, Austar, broadband, licensed mini-bar, fire rated.

Occupancy: 70% approx. as advised.

Comment: Delightfully presented investment motel. Newest in the city.

Adjacent to large club. Large depreciation allowance available. Just listed

- exclusive to Manenti Quinlan & Associates.

**Price:** \$0