



MOTEL - POPULAR REGION

Description: Busy B&B motel in central western town. Popular fruit growing region. Strong transit worker trade. High year round trade.

Price: \$0

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

Construction: Two storey brick & tile with brick partitions. Excellent for age, good paintwork, presents well. Medium units, well maintained.

Appointments of good standard. 1 x large 4 bedroom family unit.

Residence: 4 bedroom with built-ins, share kitchen, dining, lounge, bathroom. Ideal for family. Above reception. Very convenient.

Age: 1980

Cientele: Corporate, fruit workers, passing trade, tourists.

Land Area: $\frac{1}{2}$ acre plus cottage

Tariffs: Single \$80; Double \$90; Extra Person \$10

Chain Affiliation: Yes

Lease: 25 year term. Rent \$65,000.

Laundry: Domestic heavy duty. Hire sheets, remainder owned and done onsite.

Restaurant: No

Services: Room service breakfast, walk to restaurant, in-ground pool, BBQ, split air, fire rated, D/D phones.

Turnover: \$280,000 gross 2009/2010

Occupancy: 74% approx.

Comment: Very tidy well maintained motel in busy centre. Strong year round trade. Figures show consistent growth.