

SUNSHINE COAST HOLIDAY UNITS from just \$100,000

Cabins for sale	Price	Long term occupation accepted by land owner	Short term occupation only (Max 3 mths pa)	Comments
D59	\$105,000 All offers presented	✗	✓	Balcony faces west Including furniture
D71	\$105,000 —SOLD All offers presented	✗	✓	Original condition Including furniture
D54	\$115,000 All offers presented	✗	✓	Recently painted Extended balcony faces east
D65	\$115,000 All offers presented	✗	✓	New paint & floor coverings Balcony faces east
D64	\$115,000	✗	✓	New paint & floor coverings Balcony faces east
D79	\$115,000	✗	✓	Original Condition Unfurnished
D33	\$125,000	✗	✓	New paint & floor coverings Including furniture & equipment
D78	\$125,000	✗	✓	Original condition Including furniture & equipment
D41	\$140,000	✗	✓	Tiled flooring including furniture & equipment
V215	\$140,000	✓	✓	New paint & carpet in lounge Including furniture & equipment
D58	\$155,000	✗	✓	Enclosed balcony Renovated kitchen
H161	\$165,000	✓	✓	Private quiet location Attached carport
H183	\$185,000	✓	✓	Attached carport Fully furnished & equipped
H101	\$195,000	✓	✓	Attached carport 2 balconies
H130	\$219,000	✓	✓	Attached carport Extended living area and balcony

Ownership Tenure

Leasehold

99 yrs Start 1990 & end 2089

Primary Lease Terms

Annual rent review CPI

Permitted Use - Holiday Letting - Max 3mths pa per person

Repaint externally every 5 yrs

Ownership cost

Ground rental varies slightly from unit to unit but in general ranges from \$380- \$420 per month

All government forecasts suggest the Sunshine Coast will continue its strong growth for many years.
Population is expected to double before 2050

This information is provided for illustration & comparison purposes only. You should make your own investigations and calculations & seek independent advice before making your investment decisions.

INCOME	EXPENSES
<p>Holiday Rates Off Peak \$400-720pw dependent on length of stay, guest payment terms, unit location, guest type, unit quality etc Peak \$800-1120pw dependent on length of stay, guest payment terms, unit location, guest type, unit quality etc.</p> <p>Semi Permanent Rates (1-3months) Off Peak \$275-\$400pw Peak \$400-\$600pw</p> <p>Overall Occupancy 70% average annual over 6yrs (dropped to 55% over past 1.5yrs GFC, but now increasing again) Past performance does not guarantee future income</p>	<p>Management fee 12%+GST on gross income</p> <p>Cleaning Costs \$65 per departure clean \$22 per service clean \$440 per spring clean \$100 per 6 mths window cleaning</p> <p>Laundry Costs \$10 per item (i.e. blankets, protectors, etc)</p> <p>Other Annual Electrics inspection \$45 Annual Pest Control \$45 R&M \$1000 Inventory \$300</p> <p>Utilities \$75pcm average (metered)</p>

Income / Expenditure Estimates on holiday letting through onsite office

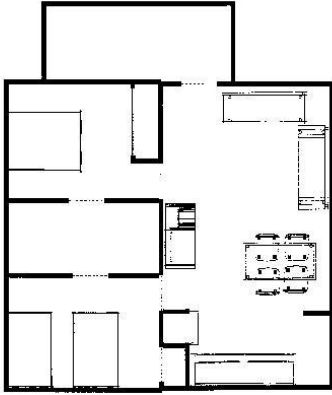
Example only : 2 brm gardenview superior unit + a/c & fully kitted as per inventory.

Income	Rate	Weeks pa	Occupancy	Income
Rack rate off peak	540	41	65%	14391
Rack rate peak	980	7	90%	6174
Rack rate shoulder	840	4	80%	2688
			Total income	23253
	Less allowance for discounts & commissions	15%	Total adjusted Income	19800
Expenses	Rate	Periods/No pa	Expenses	
Management %+gst	12%		2376	
Ground rent pcm	406	12	4872	
Utilities avg pcm	75	12	900	
Cleaning per std clean	65	4	260	
Additional Cleaning spring, windows etc			800	
Laundering per item	20	10	200	
Electrics & Pest	45	2	90	
R&M			1000	
Inventory			300	
			Total expenses	10,798
	Estimated		AVG Net income	9,002 \$ 9,000
			pa	pa net

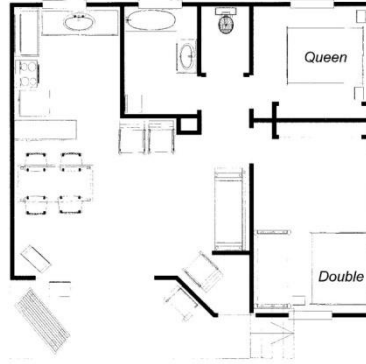
Note: Past performance does not guarantee future returns

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Typical Duplex half floor plan (D units)

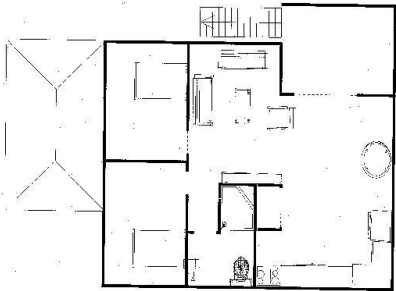


Typical Villa floor plan (V units)

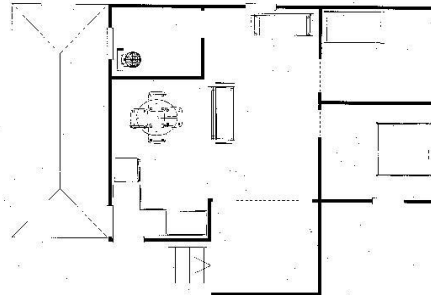


Typical Harbourside Floor Plans (H Units)

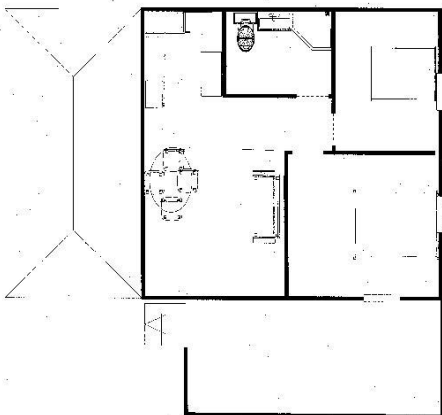
Eg H161



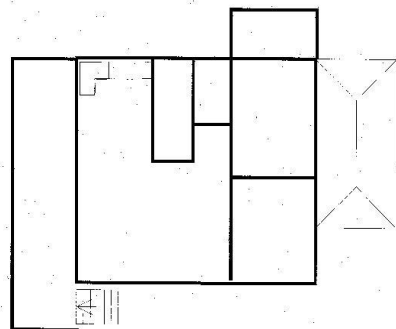
H120



H130



H101



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Units marked in black are for sale through this office & are listed on the previous page.