

SUNSHINE COAST HOLIDAY UNIT FOR UNDER \$150,000 PRICES WONT LAST....

Ownership Tenure

Leasehold

99yrs Start 1990 & end 2089

Primary lease conditions

Repaint externally every 5 yrs

Annual rent review CPI

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

Ownership cost

\$406.85pcm incl GST 1e Ground rental

\$75pcm Avg utilities (metered)

INCOME

Holiday Rates

Off Peak \$540-600pw Dependent on guest payment terms, unit location, guest type, unit quality etc

Peak \$980-1120pw Dependent on guest payment terms, unit location, guest type, unit quality etc.

Holiday Occupancy

70% average annual over 6yrs Past performance does not guarantee future income

EXPENSES

Management fee

12%+GST On gross income

Cleaning Costs

\$65 per departure clean

\$22 per service clean

\$440 per spring clean

\$100 per 6 mths window cleaning

Laundry Costs

\$10 per item (ie blankets, protectors etc)

Annual Electrics inspection \$45

Annual Pest Control \$45

R&M \$1000

Inventory \$300

All government forecasts suggest the Sunshine Coast will continue its strong growth for many years to come.

Cabins for sale	Price	Comments
D54	\$125,000,000 GR \$406pcm	Recently painted Extended balcony faces east Guaranteed income 250pw for 2 years.
D59	\$105,000 GR \$406pcm	Balcony faces west New floor coverings
D64	\$105,000 \$GR \$406pcm	Balcony faces east Original condition
D65	\$125,000 GR \$406pcm	New paint & floor coverings Balcony faces east
D78	\$125,000 GR \$406pcm	Original condition Including furniture & equipment
D79	\$115,000	Original Condition Unfurnished
V215	\$140,000 GR \$390pcm	New paint & carpet in lounge Including furniture & equipment

Great for your Self Managed Superannuation Fund. A good investment need not be expensive.

Income / Expenditure Estimates on holiday letting thru onsite office

Example only : 2 brm garden unit assuming it is in **EXCELLENT** condition & fully kitted as per required 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

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.