



Quick Reference Overview

MOTEL Assist
 ABN: 70 002 615 974
 222 Carthage Street
 TAMWORTH NSW 2340
 Tel: 02-6766-1000
 Fax: 02-6761-2056
 Mobile: 0428-668-357
 Email: russ@motelassist.com.au
 Web: www.motelassist.com.au

Motel: _____
 Address: _____
 Location in the Area: _____

Appeal & Condition Rating

Excellent: A Where figures do not
 Above Average: B apply place an appeal
 Average: C rating
 Below Average: D
 Replacement Req: E

If the spaces are blank - information unknown

GENERAL APPEAL OF MOTEL	
EXTERNAL PULL UP APPEAL	
SIGNAGE	
POTENTIAL OF MOTEL	

Refer to attached report for full explanation on the above statements

For Year Ended

FINANCIAL ASSESSMENT		ROOM REVENUE		GENERAL DETAILS	
Freehold Price:	\$	Turnover - 2004		Walk in/Casual	
Leasehold Price:	\$	Turnover - 2005		Internet	
Investment Price:	\$	Turnover - 2006		Chain	
Current Turnover:		Turnover - 2007		Corporate.	
Current Adj Net Profit:		LEASE DETAILS		Coach	
Freehold Yield:		Lease Term Left Yrs:		Seniors	
Annual Rental Ex GST:		Lease Increments:		Wotif	
Net Profit after rent:		Lease Expiry:		Turnover (Exc GST)	
Leasehold Yield:		Unimproved C. Value		Number of Rooms:	
Rent as % of FH Net:		Review to market:		Sleeping Spaces:	
Investment Return:		Next Review:		Occupancy:	
Investment Return %:		Mortgage Allowed:		Av room rate Inc GST:	
MOTEL ROOMS		Out going Guarantee		LAUNDRY	
Room Sizes:		Option to Purchase:		Commercial Laundry:	
Full Spa/Spa Bath:		Public Liability:		Washing Machine:	
Smoke Detectors:		Redecoration Clause:		Dryer:	
Air/Cond - Heating:		Location of Lease:		Condition of Linen:	
Strip Heater/Fans:		RESIDENCE		Linen Owned/Hired:	
Cable TV:		Residence Size:		No. of Linen Changes:	
Videos/In Hse Movies		No. of Bedrooms		Injection System:	
Bed Sizes: (K,Q,D,S)		Air Conditioned:		Guest Laundry:	
Cooking Facilities:		Extra rooms:		Hot Water System:	
Fire Ext. & Blanket:		Own Kitchen:		RECEPTION	
Disabled Units:		Private Yard:		Appeal A to E	
Non Smoking Rms:		Car Accommodation:		Size of Reception:	
Internet Connection:		Ground or 1st Floor:		Front Office System:	
Modem Connection:		Other Features:		Back Office System:	
Lic'd Mini Bar:				Telephone:	
Tariff inc GST:				Age of System:	
Extra tariff weekends				Wheel Chair Access:	
OTHER GENERAL INFORMATION		RESTAURANTS & FOOD PREPARATION AREAS			
Local Amenities:		Current T/O		Convention Centre:	
Opportunities:		Licensed:		Current T/O:	
Condition of Building:		Seating Number:		Licensed:	
Condition of Interior:		HACCP in Place:		Seating Number:	
Internet (Web) Site:		Refrigeration ok:			
Security Cameras:		Toilets to Standard:		Convention Kitchen:	
Sola Improvements		Stock Amount:		Stock Amount:	
STAFF INFORMATION		OCCUPATIONAL HEALTH & SAFETY ISSUES			
Staff - Management:		Occupational Health & Safety Systems in Place:			
Staff - Reception:		Food Handling Certificates/Kitchen Approval for food			
Staff - Housekeeping:		All electrical cord tagged:			
Staff - Restaurant:		Material Safety Data Sheets displayed near haz chemical			
Staff - Laundry:		First Aid Kit available for staff:			
Staff - Convention:		Pool Area Resuscitation Notice & Control in Place:			
Relief Managers:		Fire Extinguishers tagged and in place + fire blankets:			
Name of Contoller:		Does kitchen appear to comply to Council ordinances:			
Employee Facilities:		Documentation on all motel systems in place:			

General Comments: _____ **Appeal & Condition Rating:** A-Excellent B-Above Average C-Average D-Below Average E-Replacement

The above information has been supplied by the vendor. Every effort has been made to provide as accurate as possible information in these reports. However Family First in Hospitality cannot be responsible for the accuracy of the information. We advise Purchasers to make their own enquiries.

Please refer or request for our privacy statement prepared under the Privacy Act 1988