



FAMILY First in Hospitality
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Quick Reference Overview

Freehold:	
Leasehold:	
Investment:	

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

Re: Overview of:

FINANCIAL ASSESSMENT		ROOM REVENUE		GENERAL DETAILS	
Freehold Price:	Turnover - 2001	Walk in/Casual		AAA Rating:	
Leasehold Price:	Turnover - 2002	Internet		Date Last Rated	
Investment Price:	Turnover - 2003	Chain		Population:	
Current Turnover:	Turnover - 2004	Corporate.		No. of other motels:	
Current Adj Net Profit:	LEASE DETAILS		Coach	No. of Rooms in area:	
Freehold Yield:	Lease Term Left Yrs:	Seniors		Chain:	
Annual Rental Ex GST:	Lease Increments:	Wotiff		Parking:	
Net Profit after rent:	Lease Expiry:	Turnover (Exc GST)		Coach Parking:	
Leasehold Yield:	Unimproved C. Value	Number of Rooms:		Insurance Co:	
Rent as % of FH Net:	Review to market:	Sleeping Spaces:		Risk Report, when	
Investment Return:	Next Review:	Occupancy:		Period Owned:	
Investment Return %:	Mortgage Allowed:	Av room rate Inc GST:		Reason for Sale:	
MOTEL ROOMS		LAUNDRY		BUILDING & SURROUNDS	
Room Sizes:	Out going Guarantee	Commercial Laundry:		Land Area m2:	
Full Spa/Spa Bath:	Option to Purchase:	Washing Machine:		Subject to Flood:	
Smoke Detectors:	Public Liability:	Dryer:		Room for Expansion:	
Air/Cond - Heating:	Redecoration Clause:	Condition of Linen:		Year Constructed:	
Strip Heater/Fans:	Location of Lease:	Linen Owned/Hired:		Construction:	
Cable TV:	RESIDENCE		No. of Linen Changes:	Internal Walls:	
Videos/In Hse Movies	Residence Size:	Injection System:		Roof:	
Bed Sizes: (K,Q,D,S)	No. of Bedrooms	Guest Laundry:		Number of Floors:	
Cooking Facilities:	Air Conditioned:	Hot Water System:		Bldg Fire Rated:	
Fire Ext. & Blanket:	Extra rooms:	RECEPTION		Yr, Last Renovated:	
Disabled Units:	Own Kitchen:	Appeal A to E		Playground:	
Non Smoking Rms:	Private Yard:	Size of Reception:		BBQ:	
Internet Connection:	Car Accommodation:	Front Office System:		Pool/Heated:	
Modem Connection:	Ground or 1st Floor:	Back Office System:		Spa/Sauna/Gym:	
Lic'd Mini Bar:	Other Features:	Telephone:		Adequate Storage:	
Tariff inc GST:		Age of System:		Recreation Room:	
Extra tariff weekends		Wheel Chair Access:		Signage Ok:	

(If the spaces are blank there is no inclusion or the information is unknown)

OTHER GENERAL INFORMATION		RESTAURANTS & FOOD PREPARATION AREAS	
Location in Town:		Current T/O	Convention Centre:
Local Amenities:		Licensed:	Current T/O:
Opportunities:		Seating Number:	Licensed:
Condition of Building:		HACCP in Place:	Seating Number:
Condition of Interior:		Refrigeration ok:	
Internet (Web) Site:		Toilets to Std:	Convention Kitchen:
STAFF INFORMATION		Stock Amount:	Stock Amount:
Staff - Management:		OCCUPATIONAL HEALTH & SAFETY ISSUES	
Staff - Reception:		Occupational Health & Safety Systems in Place:	
Staff - Housekeeping:		Documentation on all motel systems in place:	
Staff - Restaurant:		All electrical cord tagged:	
Staff - Laundry:		Material Safety Data Sheets displayed near haz chemical	
Staff - Convention:		First Aid Kit available for staff:	
Workcover in Place:		Pool Area Resuscitation Notice & Control in Place:	
Name of Contoller:		Fire Extinguishers tagged and in place + fire blankets:	
Employee Facilities:		Does kitchen appear to comply to Council ordinances:	

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 Pur

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

All figures shown are exclusive of GST