

FACT SHEET

Demonstration Motel

ABN: 60 001 615 774
22 High Profile Street
TAMWORTH NSW 2340
Tel: 02-0000-0000
Fax: 02-1111-1111

Leasehold Business

Listing No: 1848

Email: des@demomotel.com.au
Web: www.demomotel.com.au

Price: \$450,000.00 (No GST if a going concern) **AAA Stars: 4**

Lease: 25 years,
\$119,717.00 Per Annum, CPI, Ref Lease Increments.

Chain: Golden Chain **Population:** 40,000

No. of Rooms: 17 **Spa:** 0 **No of Motels in Town:** 9

Location: 1.5km North of PO. Walking distance to restaurants.

Occupancy: 75 % **Land Area:** 3,200sqm

Construction: Brick & Tile

Year Built: 1989 Refurbished **Investment Allowance:** No

Restaurant: Yes.

Seating Capacity: 50

Conference Centre: Yes

Seating Capacity: 20

Services: Guest Laundry, Pool, BBQ, Playground.

Clientele: Tourists, Reps, local weddings & funerals

Tariff: S \$87-\$115; D \$79-\$125; F \$95-\$145; Extra \$15

Laundry: Commercial on-site. Linen sent out.

Turnover Current Year:	\$390,000.00
Rental:	\$119,717.00
Net Profit after rent:	\$135,000.00
Yield:	30.0%

Turnover Previous Year:	\$366,396.00
Rental:	
Net Profit after Rent:	
Yield:	

Web Site: www.demomotel.com.au



Description of Motel: An excellent position being on the Northern main road into town opposite beaches. Close to clubs.

Units Have: Air-conditioning, heating, direct dial phones, and cable TV. clock radios, tea/coffee making facilities, refrigerator, queen beds.

Residence: Three bedroom (built-in's), lounge/dining room, bathroom, commercial kitchen, garage, storeroom. Located above and behind reception. – Note, there are plans to convert into three bedrooms if required.

Comments: The motel is easy to run and situated in an area that commands high prices for real estate. This is your opportunity to earn a good living and enjoy an excellent lifestyle where the price of this motel would not buy a home in this area.

Contact: Des on 0428-000-000

Disclaimer: Every effort has been made to provide accurate information as possible. However, the owners of the motel are not responsible for mis-statement of facts, errors or omissions. It is recommended that a purchaser rely on his or her own enquiries. More information is available on request, subject to the signing of a Confidentiality Agreement.