

Judi's Picks - Management Rights Best Buys



Alexandra Headland (ID 8161) – 3 tower mid-rise holiday building, long agreements, modern 3 bedroom, 2 bathroom managers apartment with private courtyard. 20% salary increase not included in the figures, well run business with proven systems in place. Be quick this won't last!

Nett Profit: \$420,000 Asking Price: \$2,918,000



Golden Beach (ID 8155) – live in paradise, panoramic views from every apartment, look out onto Pumicestone Passage from the second level managers apartment. Well set up and run holiday business with plenty of growth potential for the incoming managers.

Nett Profit: \$140,000 Asking Price: \$1,500,000



Caloundra, Golden Beach (ID 8154) – holiday building with views to die for. Just been painted, pro-active Body Corporate, plenty of potential. Some apartments booked through past July 2011 – another name for this business is repeat! 2 bedroom, 2 bathroom modern managers apartment with great view.

Nett Profit: \$215,810 Asking Price: \$1,755,000



Noosaville (ID 8144) – holiday resort in tropical setting, new landscaped garden. Townhouses with tennis court, pools, spas and BBQ. Well established in the marketplace with plenty of repeat business. 3 bedroom, two level managers townhouse with large enclosed courtyard.

Nett Profit: \$219,502 Asking Price: \$1,562,000



Kings Beach (ID 8156) – lifestyle holiday highrise, great starter building, easily run by one person. Letting pool includes 3 x 3 bedroom units in oceanfront building next door (agreement in place). Ocean views from every apartment – watch the whales go by. High repeat business.

Nett Profit: \$101,000 Asking Price: \$1,045,000



Mooloolaba (ID 8108) – room to grow in this well run holiday building, established repeat business. Water views from every apartment – all spacious 3 bedrooms – quiet location yet walk to beach and shops. Manicured easy care grounds, currently run by husband and wife team.

Nett Profit: \$217,000 Asking Price: \$1,910,000



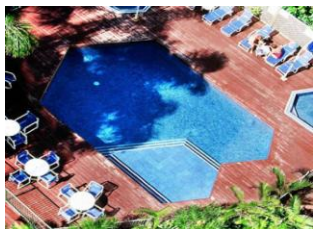
Maroochydore (ID 8117) – want a working holiday on the beautiful Sunshine Coast? Tropical holiday resort in quiet location 50 metres from the beach, good systems in place and established repeat business each year. Plenty of growth left for the new managers.

Nett Profit: \$135,414 Asking Price: \$1,135,000



Broadbeach (ID 8095) – strategically located Gold Coast resort, fully established business ideal for holiday/corporate letting. Breakfast café, tour desk, conference facilities and day spa, long agreements. 4 bedroom managers apartment, ideal family business.

Nett Profit: \$641,758 Asking Price: \$3,585,600 W.I.W.O



Surfers Paradise (ID 8030) – popular holiday destination, highrise building of 1 and 2 bedroom apartments, complemented by independently owned licensed restaurant on-site. Ideal family business with good repeat clientele, 2 bedroom, 2 bathroom managers accommodation.

Nett Profit: \$213,807 Asking Price: \$1,380,000



Surfers Paradise (ID 8102) – iconic holiday highrise opposite popular surf club and beach, 23 levels of luxury, 2 heated pools and spa. Comfortable 3 bedroom, 3 bathroom managers residence. Tightly held management rights now available, perfect for the two person team with growth assured.

Nett Profit: \$381,803 Asking Price: \$2,550,000



Northern Brisbane (ID 7874) – permanent complex, as new in popular rental location, 21% return, 24 years left on agreements, all units in the letting pool. Very easy to run – all tenants pay by EFT, no pool or garden maintenance. Potential to increase nett profit.

Nett Profit: \$150,000 Asking Price: \$1,050,000 neg.