

## Judi's Sunshine Coast Management Rights Best Buys



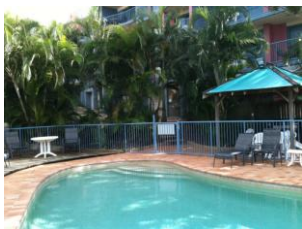
**Bribie Island** – nearly brand new, fabulous managers apartment, 3 bedroom, 2 bathroom. Currently run by one manager, excellent nett, lots of potential for new manager, holiday letting, Body Corporate pays for gardener and pool area. 4.5x multiplier, accountants figures. Be quick this won't last!

**Nett Profit: \$114,201 Asking Price: \$1,200,000**



**Caloundra** – 3 bedroom managers apartment, 2 bathroom, 2 huge office spaces, new equipment. Permanent letting, only 4 years old, facilities include gymnasium and huge pool. Great gains to be made.

**Nett Profit: \$112,466 Asking Price: \$1,160,000**



**Caloundra, Kings Beach** – centrally located, run by one manager with no set office hours. Completely renovated, 3 bedroom, 2 bathroom managers apartment. Plenty of repeat business.

**Nett Profit: \$69,365 Asking Price: \$750,000**



**Currimundi** – on the lake, enjoy water and bush views, listen to the wildlife 50 metres from the ocean. Run by one person, modern apartments, only 2 per floor, low multiplier, virtually no Body Corporate work, no set office hours. Opportunity to increase nett profit. 3 bedroom, 2 bathroom Managers apartment. **Nett Profit: \$45,000 Asking Price: \$749,000**



**Mooloolaba** – well run holiday resort, excellent returns, modern, spacious managers apartment with huge exclusive use balcony. 50 metres to beach and trendy Mooloolaba shopping precinct. Managers have done all the hard work now reap the benefits.

**Nett Profit: \$267,000 Asking Price: \$2,075,000**



**Alexandra Headland** – this will not last. Spacious managers apartment - 3 bedroom, 2 bathroom, private courtyard. Peaceful holiday resort set in bush and lake setting. 20% salary increase not included in figures, well run management rights with proven systems in place, suit couple or partnership.

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



**Noosaville** – lifestyle holiday townhouse complex suited to holiday makers looking for boutique accommodation. 3 bedroom managers residence with river glimpses, less than 100m from Gympie Terrace and a choice of restaurants, heated pool, low maintenance garden.

**Nett Profit: \$92,000 Asking Price: \$913,000**



**Noosaville** – unique boutique lifestyle property, absolute waterfront, modern and friendly, run by one person. Waterfront 2 bedroom managers townhouse, pet permitted. Superb river views, well presented holiday villas, good repeat business.

**Nett Profit: \$80,327 Asking Price: \$985,000**



**Alexandra Headland** – the perfect holiday management rights, excellent systems in place, repeat guests come again and again. Ocean views, great location, good walk in business. Easy care grounds, most units refurbished. 2 bedroom, 2 bathroom managers residence, granite and quality fittings.

**Nett Profit: \$280,000 Asking Price: \$2,265,000**



**Caloundra** – lovely holiday highrise with views to die for, just been painted, proactive Body Corporate, plenty of potential. Some apartments booked through past July 2011, great repeat business. 2 bedroom, 2 bathroom managers apartment, fabulous view and position.

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



**Golden Beach** – fabulous holiday high-rise with plenty of growth for incoming managers, panorama views from every apartment, heated indoor pool, bbq, security parking. Look out over Pumicestone Passage from second level, 3 bedroom managers apartment.

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



**Mooloolaba** – large modern managers apartment, 3 bedroom, 2 bathroom with water views. The hard work is all done on this business, lots of return guests. Great location overlooking the harbour, high nett profit.

**Nett Profit: \$217,000 Asking Price: \$1,965,000**



**Alexandra Headlands** – up-market resort with marbled foyer. Lovely managers apartment, 2 bedroom, 2 bathroom with extensive outdoor living. Views from all guest apartments. Tidy, easily managed resort, current manager is ready to move on.

**Nett Profit: \$151,100 Asking Price: \$1,339,600**



**Maroochydore** – well set out apartment block with large updated managers apartment – 3 bedroom, 2 bathroom. Huge growth potential for new managers. Walk to beach shopping malls and bowls club. Great repeat business.

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



**Cotton Tree** – well established holiday destination, priced to sell. Owners need to move on. Set in tropical gardens with 2 pools, managers apartment has 2 bedrooms, 2 bathrooms, walk-in pantry, courtyards front and back. Nett can easily be improved on, solid repeat business, quiet location across from beach.

**Nett Profit: \$131,316 Asking Price: \$1,159,000**



**Marcoola Beach** – if you want that beachside lifestyle, here it is. Highrise resort with lovely grounds, listen to the ocean, tennis court and pool. Separate managers townhouse on 2 levels with 3 bedrooms, 2 bathrooms. Lots of potential here.

**Nett Profit: \$126,500 Asking Price: \$1,200,000**



**Noosaville** – set in a tropical oasis this resort ticks all the boxes. Hidden behind the beautiful palms, guests come back again and again. Separate townhouses, manager has 3 bedroom, 3 bathroom townhouse on 2 levels. Good nett profit with lots of room to improve.

**Nett Profit: \$160,500 Asking Price: \$1,255,000**



**Noosaville** – holiday townhouses in tropical setting, tennis court, pools, spas and BBQ. Well established in the market place, plenty of repeat business. Comfortable 3 bedroom managers townhouse with office attached. Long agreements, near the water, walk to everything.

**Nett Profit: \$219,500 Asking Price: \$1,562,000**



**Coolum Beach** – well appointed holiday management rights, optional badging with major national chain. Plenty of growth potential. Beachside location, easy walk to shops, restaurants and clubs. Would suit any operator from couple to family or ex-motelier. 3 bedroom, 2 bathroom managers unit.

**Nett Profit: \$207,000 Asking Price: \$1,760,000**



**Caloundra** – unforgettable business holiday, spacious 3 bedroom, 2 bathroom managers unit with sensational views - only \$850,000. Unique location less than 1hr from Brisbane, 86% of units in letting pool, external rental potential. Large offices and reception on exclusive use. Every apartment with views.

**Nett Profit: \$331,000 Asking Price: \$2,650,000**



**Kings Beach** – quiet lifestyle in perfect position, income growth potential, long agreements. Building presents picture perfect, would suit newcomers to the industry. Presentable 2 and 3 bedroom apartments, heated pool & bbq area, secure basement parking. 3 bedroom managers apartment.

**Nett Profit: \$97,814 Asking Price: \$850,000**

***For further information on any of these management rights listings contact:  
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