



# FOR SALE | MELBOURNE

## Melbourne Management Rights 135 Apartments Residential and Short Stay opportunity

### Key Business Points:

Total 134 Apartments  
Estimated 85 rentals  
Opportunity for residential or short stay letting  
Caretaking fee of \$101,000 PA  
No Unit to buy with the business  
First settlement February 2018

Pricing	
Management Rights \$	\$850,000 paid in two stages
Managers Unit \$	No unit to purchase
Managers Lot/s \$	Office Lot
Total Price \$	\$850,000
Business Information	
Building Type	Mixed use opportunity (Residential and Short Stay)
Building Age	1st settlement Feb 2018
Building Levels/Floors	4 and 5 Levels
Net Profit \$	Projections
Caretaking Fee	\$101,000 pa CPI increases
Total Lots in Complex	134 (1,2 & 3 Bedroom)
Letting Pool Units	Projected 85
Letting Agreement Term	25 Years (5+5+5+5+5)
Caretaking Agreement Term	25 Years (5+5+5+5+5)
Office Hours	No set hours
Facilities	
Pool	No
Gym	No
Conference Room	No
Cinema	No
Concierge	No
Car Parking	Secure onsite parking
Other Features	Roof Deck; Striking Architecture. Close to Monash Uni and Excellent Shopping. Transport very close
Mangers Units	No Unit to purchase with the Business

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