



# KAPITOL BROKERS

## HOTEL & LEISURE

# NEWSLETTER

Kapitol Brokers News - Edition #10 July 2008

Welcome Resort Enthusiasts

We are proud to release the first of our new format newsletters this month. Each month we will feature the latest property listings plus expert comment from the legal, finance and accounting sectors. I thank all industry professionals who kindly submitted articles for publishing and we look forward to bringing you an informative and beneficial newsletter each month.

kind regards

Monty Van Dyk

## Latest Listings



### Arundel - Permanent Complex | \$ 1,770,000

Managers Unit: **3 Bedrooms**

Net Profit: **\$270,000**

Management Rights; 90 unit permanent complex on the Gold Coast. Great tenants and easy to run. Close to all amenities. [learn more...](#)



### Brisbane - Permanent Complex | \$ 2,100,000

Managers Unit: **3 Bedrooms**

Net Profit: **\$100,000**

Management Rights; Magnificent location overlooking the Brisbane river and a managers unit to die for. [learn more...](#)



### Cairns - Holiday Complex | \$ 1,635,000

Managers Unit: **2 Bedrooms**

Net Profit: **\$238,977**

Management Rights; Beachfront resort plus freehold restaurant plus opportunity [learn more...](#)



### Port Douglas - Holiday complex | \$ 1,300,000

Managers Unit: **4 Bedrooms**

Net Profit: **\$156,000**

Management Rights; Port Douglas easy living resort. short stroll to 4 mile beach, a haven for holiday guests. [learn more...](#)

### Palm Cove - Holiday Complex | \$ 1,275,000

Managers Unit: **2 Bedrooms**

Net Profit: **\$175,000**

Management Rights; Spectacular 4 Star Luxurious Holiday Resort in exclusive



beachfront location. [learn more...](#)



### **Mooloolaba - Holiday Letting | \$ 4,100,000**

Managers Unit: **2 Bedrooms**

Net Profit: **\$550,000**

Management Rights; WOW franchised resort opportunity in the heart of Mooloolaba. Earn money while you sleep with this cash cow. [learn more...](#)



### **Coolangatta - Holiday Complex | \$ 2,130,000**

Managers Unit: **2 Bedrooms**

Net Profit: **\$267,000**

Management Rights; 30 holiday unit high rise directly opposite the beach. Gold Coast opportunity to be recognised [learn more..](#)



### **Cairns - Holiday Complex | \$ 1,420,000**

Managers Unit: **3 Bedrooms**

Net Profit: **\$250,000**

Management Rights; Cairns city location, no owners allowed, dual keyed rooms, money to be made here. [learn more...](#)



### **Brisbane - Permanant Complex | \$ 910,000**

Managers Unit: **3 Bedrooms**

Net Profit: **\$90,000**

Management Rights; Redcliffe permanant complex, buy directly from the developer. Business is up and running ready for a manager to walk in and take over. [learn more...](#)



### **Brisbane - Permanant Complex | \$ 1,695,000**

Managers Unit: **3 Bedrooms**

Net Profit: **\$183,000**

Management Rights; Rarely do you get the opportunity to buy a high rise of this calibre in this riverside precinct. [learn more..](#)



### **Cairns - Holiday Complex | \$ 1,050,000**

Managers Unit: **2 Bedrooms**

Net Profit: **\$174,317**

Management Rights. All tropical styled resort in Cairns City. 19 units in letting pool. [learn more...](#)

## **Legal Comment : Attributes of a good Manager**

What is it that sets apart a successful Manager of a Management Rights Business

from the “also rans”? [Read More](#)



## Accounting Comment : Budgeting the key to Financial Control

Running a business without a budget is like sailing a ship without a rudder [Read More](#)



## Finance Comment : Know your purchase power

Once you have decided that Management Rights are for you, get cashed up. [Read More](#)



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