

Port Douglas Resort

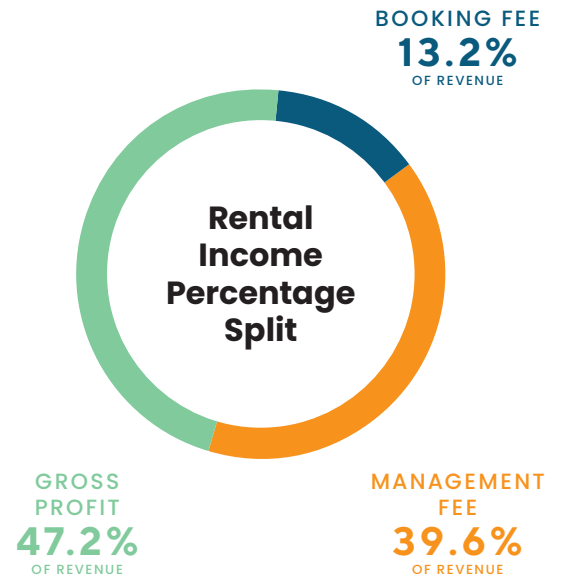
OAKS.
Hotels, Resorts & Suites

BUNDLED REVENUE SHARE AGREEMENT

Owning an apartment in a landmark holiday destination is a significant investment. Choosing the right rental strategy is key to maximising returns while maintaining peace of mind. Minor Hotels and MINT Residential offer a range of tailored management, including short-stay accommodation, designed to suit ownership goals and deliver strong, sustainable outcomes.

As an on-site manager with decades of proven experience across Australia and New Zealand, Minor Hotels provide advantages that off-site property managers and standalone Airbnb operators cannot match, thus maximising your return potential.

All Investment Apartments Sold Fully Furnished



PORT DOUGLAS 1 BEDROOM ANNUAL REVENUE SUMMARY

Gross Income

Average Rental @ \$220 Night / Occupancy rate 64%	\$51,392
Booking Fee = 13.2% of Revenue	\$6,784
Management Fee = 39.6% of Revenue	\$20,352
Balance	\$24,256

Estimated Outgoings

Cable TV = \$22.97 per Month	\$275
Maintenance Fee (Allow 4 Hours annually at \$60.60p/h & 10% of the value of repair works)	\$242
FF&E Contribution 2% of income	\$1,028
Body Corporate	\$11,064
Rates	\$3,100
Water	\$1,250

Total **\$16,959**

Net Operating income **\$7,297**

Other expenses may be applicable subject to individual circumstances

Bundled Revenue Includes:

Basis of Return

- Owner returns are based on the accommodation revenue generated by their unit.

Fees (ex GST)

- Bundled Fixed Fee: 52.8% of Revenue.
- Includes Online Travel Agent (OTA) Commission, cleaning, operation of reception, employment / management of staff, trust account management, advertising / marketing, video media, and room communication systems.

Owner Expenses

- Typical landlord expenses such as body corporate fees, rates, land tax, and utilities.
- Loan repayments.
- Other expenses subject to individual circumstances.

Furniture

- Purchase price includes new commercial-quality turn-key furniture package.
- Owners have depreciation benefits from the start of lease.

Repairs and Maintenance

- Minor pays repairs and maintenance up to \$100 per instance.

Owner Benefits

- Owners can stay in their apartment at any time (subject to availability). Cleaning expenses are deducted from the return.
- Complimentary Minor Discovery Platinum Membership
- Exclusive discounts on accommodation at Minor Hotels properties in Australia and New Zealand.

**Your Investment,
Backed by One of
Australia's Strongest
Tourism Destinations &
Global Hotel Group**

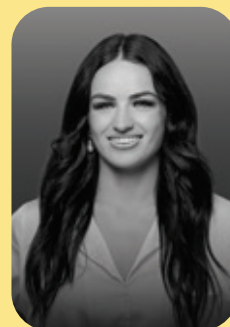
For More Information

MINT
RESIDENTIAL

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