



## BEACHFRONT UPSCALE MANAGEMENT RIGHTS BUSINESS



4 Marine Parade, Tauranga  
3116, New Zealand

- ✓ 15, 1,2, and 3-bedroom self-contained apartments
- ✓ Freehold 2-bedroom, 2-bathroom beachfront owner's apartment
- ✓ 300k profits
- ✓ Recent refurbishments make for easy maintenance
- ✓ Located at the popular Mount Maunganui beachfront



# Now for sale

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## Significant Property, Ocean Views, Beachside Lifestyle, 300k Profits

Pavilion Apartments is an upscale Management Rights Business located at the popular and sought-after Mount Maunganui beachfront. Featuring 15, 1,2, and 3-bedroom self-contained apartments and a gorgeous freehold owner's apartment, this highly profitable business is unmatched within management rights businesses in the country.

Mount Maunganui is one of New Zealand's top holiday destinations, boasting glorious beaches, walking tracks, hot water pools, surfing, fishing, kayaking, and sailing. Pavilion Apartments is located right next to a fantastic selection of shops, bars, cafes, and restaurants, and a stone's throw away from the Surf Club and Hot Pools.

### The Managers Unit

A spacious and private freehold apartment with 2 bedrooms, 2 bathrooms, open plan living, dining & kitchen with direct access to a large patio on the ground floor with fabulous ocean views.

### Management Rights

A management rights operation produces lucrative income and a fantastic lifestyle. The management rights owners' income comprises holiday booking income, commissions, and building management fees. Business Model | 15 one-bedroom, two-bedroom, and three-bedroom apartments in mixed letting pool with room for expansion. The complex consists of 20 Apartments in total. A significant level of repeat business allows for savings on booking commissions and longer-term stays. Complex | Easy maintenance complex. Extensive refurbishments were completed recently to the exterior of the property including a full reclad, new roof, double glazing, new decks, balustrades, new lift, and full refurbishment of the lobby and foyer areas. This has brought the property up to the new building code making it a hassle-free and easy maintenance complex.

Fixed Income | An impressive \$30,000+ Body Corporate Salary as fixed income

Term Remaining | 16 years - Expiring 2040

Price | \$2,790,000 (Managers Apartment:\$1,500,000, Management Rights;\$1,290,000) The business and apartment must be purchased together.

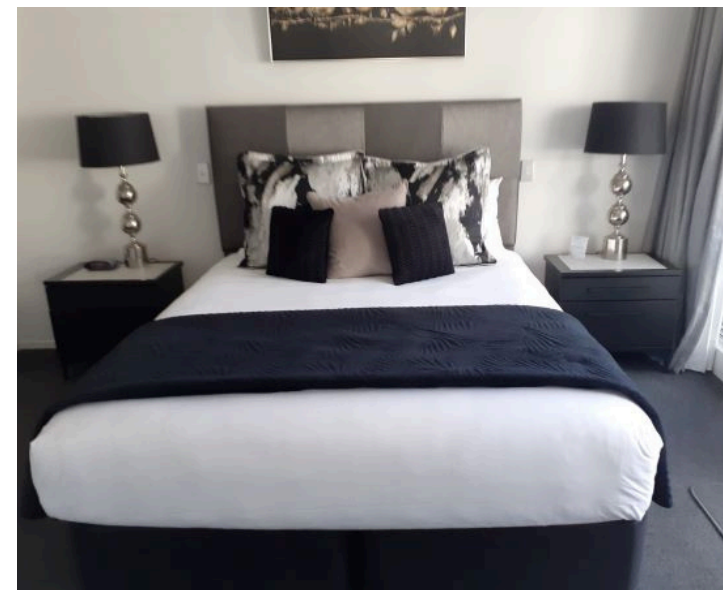


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