

Hi,

Thank you for your interest in The Waterlily Chalet. The House is to be sold furnished; it is situated on approximately five acre block, is Torrens title and part of a Neighbourhood Association. The council approval for this tourism development includes the condition that owners can reside in the house for up to 32 weeks a year. Included in the contract of sale would be a clause which states that any purchaser must sign a management agreement with the onsite manager. Most owners treat their properties as a lifestyle investment and relish the opportunity to own a holiday home that normally pays for itself and is ready to go when they need a well-earned break.

Most outgoings (except Neighbourhood Association fees of around \$9000 pa, electricity, insurance and any taxes) are invoiced directly from takings and operated through a real estate trust account. We tell all prospective purchasers that net profits (before N/A fess , electricity etc.) are around \$3000-\$5000 per quarter, however Waterlily's profits have been substantially higher over the past couple of years (\$6000 - \$8500) with some exceptions for major repairs.

If you would like further information please feel free to contact Nick on 0419 881 052 or reply to this email with a request for the contract of sale for marketing purposes.

Kind Regards,

Nick Cleaver