



For Sale

Location: **Melbourne**
Asking: **\$1,300,000**
Type: **Accommodation-Other**

CARAVAN PARK FREEHOLD PASSIVE INVESTMENT - SECURE INCOME OPPORTUNITY

DESCRIPTION

Leongatha Caravan Park occupies 8000sqm of commercial zoned land and is positioned within walking distance to all town shopping facilities providing convenience for park residents and with a highly experienced Lessee in place the park enjoys continuous 95% + occupancy translating to predictable investment return with minimal lessor involvement.

With a rental income of \$84,000 returning an initial ROI of 6.6% on asking price plus annual increases of 3% this investment opportunity is ideally suited for SMSF investors or private buyers seeking a long term secure and reliable yield.

THE PARK:

The Park consists of 49 powered sites comprising :

- Lessee owned vans and constructed cabins.
- Resident owned vans and constructed cabins
- Powered Sites for short term Stay
- 2 Bedroom Owners Residence with adjoining reception office
- Brick Constructed 70 capacity separated male and female amenities block.
- Bitumen Driveway to all sites
- Low Maintenance Structure

INVESTMENT FEATURES:

Long term lessee /operator in place enjoying high profitability from 100% park occupancy

Secure 30 Year Lease inclusive of remaining options

Net Rental Income of \$84,000.00

Lessee responsible for all outgoings

6.6% ROI with annual increases

Predictable cash flow

Long Term Capitalization growth with increasing land value and population growth.

Replacement Cost well below asking Price

ASKING PRICE: \$1,300,000.00 to return 6.5% ROI

Contact:

Chris Keeshan
0407 407 050 or [1300 150 094](tel:1300150094)

aubizbuysell.com.au/134577

Business Brokers Network
Australia
Broker Ref: 26221



SUMMARY:

Secure and Stable long term Investments like this are hard to find!!

Recommended for an SMSF Investment or private investor looking for security of income return plus investment capitalization

For more information on this rare investment opportunity or to organize an inspection please contact CHRIS KEESHAN as detailed