



HOTEL UNITS

Diversifying your portfolio could be the best option to navigate the current market policies.

You can dip your toes in from as little as \$252K on a commercial freehold property. These commercial freehold properties are hotel units that come with a lease in place, and are already tenanted by a hotel operator.

With the tenant in place, the owner receives a guaranteed monthly income in accordance with the lease agreement. The amount of income is dependent on the type of hotel room purchased.

A hotel unit is a perfectly approachable first step towards owning commercial property and is also much simpler and cost effective option than purchasing a retail or office space, where cost can be high and an intimate understanding of leases is often required.



BENEFITS

You don't need to worry about finding a tenant or managing the property, it's all sorted, you get to enjoy a passive income.

- Freehold sale-able investment
- 10 days free stay accommodation per year
- 2% annual rental increase after year 3, with market reviews every 5 years.
- Commercial leases are not subject to the residential tenancies act
- The investment value is considerable less than buying a residential property
- As this is a commercial property, overseas investor (non-residents) can invest in the unit (however they must be GST registered).
- Your rental income will be deposited monthly on arrears to your preferred NZ bank account.

KEY DETAILS:

- The unit is purchased with a lease in place
- The lease term with the hotel operator is set at 15 years + three 5 years rights of renewal.
- As this is a commercial asset, your purchaser is GST zero-rated
- Your only outgoings are Body Corporate fees and rates.