

Visitor Accommodation

APPRAISAL

 Jack's Point Golf Course 7th hole, Queenstown
11 min drive away from Mountain Oak

Management Agreement Overview.

*Your investment,
professionally
managed.*

Your chance to have
hands-free ownership
of an apartment that
is **Overseas Investment
Office approved.**



Get more from
Queenstown's
increasing
*short-term
accommodation
demands.*

With an investment
in one of the city's
**most connected and
convenient suburbs.**

Clear management. Confident ownership.

70/30

Receive 70% of the annual income and enjoy the convenience of our professional 24/7 on-site management service of your apartment.



We have been in the business of short-term accommodation management for over 15 years.



Our professional on-site management is optional.

The choice is yours, but if you want less hassle and peace of mind, we're here to help.

Management Agreement

Management that works for you.

Signing up for the visitor accommodation management agreement means our team maintains the apartment to a high standard, so owners can sit back, relax and reap the rewards.

Owners receive 70% of the annual income generated by their apartment.

*MANAGEMENT FEE INCLUDES ↘

- 24/7 on-site guest support
- Experienced Safari Hotels management team
- Automatic access to high speed internet (No need to organise your own provider)
- Person to person key handover, administration and on-site guest services
- Direct booking on our website (No booking fee)
- Listing fees for, and exposure on, popular and globally-visited holiday accommodation websites



*Owners costs not covered by the management fee are:

Power, any room replacements or maintenance, external booking website commissions, body corp and rates.

MAXIMUM FLEXIBILITY ↘

There are no fixed terms and no cancellation fees.

Owners have complete flexibility and are not locked into 12- or 24-month contracts like many other providers require.

We use the latest reservation management software and yield/revenue management tools. We will get you the maximum nightly rate for your unit. We don't leave returns to chance.



The Numbers

ESTIMATED AVERAGE ▾

Nightly Room Rate + GST

This appraisal is based on the property’s possession of a 365-day visitor accommodation consent.

The estimated average nightly room rate considers specifications such as the property location; unit typology’s amenities and size; and demand for rooms based on the time of year.

SHORT TERM	ONE BED	TWO BED	THREE BED	DUAL KEY ONE BED	DUAL KEY STUDIO
Nightly Average	\$280	\$475	\$625	\$280	\$203
High Season (Jan, Feb, Mar, Aug, Nov, Dec)	\$302	\$513	\$675	\$302	\$219
Low Season (May, June)	\$202	\$342	\$450	\$202	\$146

ESTIMATED ▾

Annual Income + GST

ANNUAL INCOME ▾		GROSS YIELD	YOUR INCOME
ONE BED	\$80,756	14%	\$56,529
ONE BED Flexi	\$95,813	15%	\$67,069
TWO BED	\$130,031	15%	\$91,022
TWO BED Flexi	\$136,875	16%	\$95,813
THREE BED	\$171,094	15%	\$119,766
DUAL KEY	\$132,221	15%	\$92,555



Based on average nightly rate and 75% occupancy rate (conservative estimate)
Management fee: 30% of annual income

What is the investment?

- A 365-day consented visitor accommodation rental investment (under these intentions, GST is zero rated)
- Overseas Investment Office consented, meaning it is approved for non-NZ residents to buy
- Optional management by our 24/7 on-site management service, through our experienced Safari Hotels team



Approved for overseas purchasers

Meaning non-NZ residents can buy

As an owner, *you will receive:*

- From 14% expected gross return
- 180 nights personal use per annum
- A profit share agreement that is paid monthly
 - 70% of the income goes to you
 - and 30% goes to the management team



Tax friendly investment

Interest deductibility reinstated for investment properties



Rental demand is high

With continued population growth into the region, average weekly rents have seen a 4% annualised increase over the last 5 years



Strong potential for capital growth

Queenstown median house prices are now the highest in NZ with an annualised capital growth of 7.4% for the last 5 years

Managed Apartments

FOR SALE

One Bed

FROM

\$555,652+GST

One Bed + Flexi

FROM

\$607,826+GST

Two Bed

FROM

\$781,739+GST

Two Bed + Flexi

FROM

\$799,130+GST

Two Bed Dual Key

FROM

\$826,087+GST

Three Bed

2 REMAINING

FROM

\$1,129,565+GST



COMPREHENSIVE, 24/7 ON-SITE GUEST SUPPORT ↘

We are the only provider with a 24/7 on-site presence.

This makes the guest check-in/check-out process completely seamless, and we can handle various incidents and emergencies quickly and efficiently. Other management companies charge an emergency callout fee, often upwards of \$200, should a guest require assistance or if there is an incident in your unit that needs attention.

MONTHLY PAYMENTS ↘

Earnings are paid monthly into the owner's nominated bank account, providing a regular income.

Many providers only pay quarterly.

ONE POINT OF CONTACT ↘

You will have access to a single point of contact for all enquiries, streamlining your experience as an owner.

STRENGTH IN NUMBERS ↘

Centralised management helps protect consistency, occupancy, and long-term income potential.

Furniture Package

Soren Liv



Living Room- Light Scheme



Soren Liv | Project

Note Rug not included , we can add this as an optional extra.



TV and utility
included

Get the furniture in your apartment set up with ease with Soren Liv's furniture packages.

There's no need to do your own research on what furniture to buy. Soren Liv has some of the best options, and all you have to do is choose which package you want.

Storage Units

Need extra storage?

No problem, storage units are available for purchase in the building.



Founded

IN 1996 BY ROBERT NEIL & STEPHEN TAYLOR

INVESTED IN SUCCESS.

FROM VISION TO REALITY.

Smart investments built and delivered.

With over 25 years of delivering high-quality hotels and apartments across New Zealand, we build investments that stand the test of time.

Fully integrated business.

Safari Group maintains a vertically integrated development model, allowing control across acquisition, design, construction, and management.



Confidence. Constructed.

Every Safari Group development is delivered with disciplined planning, rigorous quality control, and a long-term ownership mindset.

We are very proud of our long-term partnership with Wyndham Hotels and Resorts. They trust us with the development and operation of their Ramada by Wyndham, Tryp by Wyndham, and La Quinta by Wyndham hotel brands, which we retain ownership of, and operate through the hotel arm of our business, Safari Hotels.

COMPLETED PROJECTS

QUEST | APARTMENT HOTELS

Henderson, Auckland/London & Victoria, Hamilton/Durham Street, Tauranga/Beaumont Street, Auckland/Thorndon Quay, Wellington/Kaimanawa Street, Taupo

RAMADA BY WYNDHAM

Tuam Street, Christchurch/Federal Street, Auckland/Remarkables Park, Queenstown/Albany, Auckland/Victoria Street, Auckland/Manukau, Auckland/Frankton Road, Queenstown/Newmarket, Auckland/Taranaki Street, Wellington

LA QUINTA BY WYNDHAM

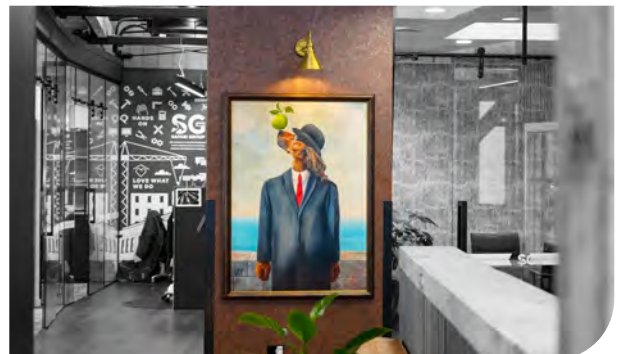
Kawarau River, Queenstown/Ellerslie, Auckland/Parnell, Auckland

WYNDHAM GARDEN BY WYNDHAM

Remarkables Park, Queenstown

TRYP BY WYNDHAM

Tory Street, Wellington





**MOUNTAIN
OAK** QUEENSTOWN
APARTMENTS

LIVE. VISIT. BELONG.

Questions?

We can provide answers.



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INVEST IN PROPERTY *with* CONFIDENCE.



DEVELOPED BY

**SG SAFARI
GROUP**

