

Visitor Accommodation

APPRAISAL

Management Agreement Overview

mountainoak.co.nz



**MOUNTAIN
OAK** QUEENSTOWN
APARTMENTS

DEVELOPED BY

SG SAFARI
GROUP

Your investment,
professionally
managed.

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



Take advantage
of Queenstown's
increasing
*short-term
accommodation
demands.*

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

Location

36 Red Oaks Drive, Remarkables Park, Frankton

Alpine village.

Remarkables Park enjoys Queenstown's longest winter sunshine hours, best roading network, long water frontage and exceptional mountain views.



What is the investment?

- A 365-day consented visitor accommodation rental investment (under these intentions, GST 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:*

- Up to 15% expected gross return
- 180 nights personal use per annum
- A profit share agreement that is paid monthly
 - 60% of the income goes to you
 - and 40% 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



MOUNTAIN OAK

QUEENSTOWN
APARTMENTS



Complete with 365-day visitor accommodation consent, you could earn a short-term rental **gross return of up to 15%*** placing Mountain Oak as a compelling investment opportunity.

*Based on a 2 bed apartment rented short-term at an average nightly rate of \$475 at 70% occupancy.

Receive 60% of the annual income of your apartment, and have it managed 24/7 as short-term visitor accommodation by our experienced, on-site management service.

ESTIMATED AVERAGE ↘

Nightly Room Rate

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

ESTIMATED ↘

Annual Income

Based on average nightly rate on occupancy rate: 70%

Management fee: 40% of annual income



ANNUAL INCOME ↘	GROSS YIELD	YOUR INCOME	
ONE BED	\$71,540	12%	\$42,924
TWO BED	\$121,363	15%	\$72,818
THREE BED	\$159,688	13%	\$95,813
TWO BED (P/E)	\$121,363	14%	\$72,818
DUAL KEY	\$123,407	14%	\$74,044

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

Two Bed Private Entry

2 REMAINING

FROM

\$999,130+GST

Management Agreement

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 60% of the annual income generated by their apartment, and there are no additional or hidden management costs.

*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)
- Cleaning, 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, credit card processing fees, external booking website commissions, body corp and rates (water included in rates as of May 2026).

PROFESSIONAL AND EXPERIENCED MANAGEMENT ↘

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

All our available resources and knowledge will be utilised to maximise owner revenue. Plus, we use the latest reservation management software and yield / revenue management tools. We will get you the maximum nightly rate for your unit – unlike other management companies who simply plug in a rate and hope for the best.

STRENGTH IN NUMBERS ↘

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

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. Protecting your investment is our number one priority.

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 ↘

A unified management approach supports stronger occupancy and maximised income potential.

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.

Furniture Package

Soren Liv

Bedroom Light



Living Room- Light Scheme



TV and utility included

Soren Liv | Project

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

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.

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.

From vision to reality.

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

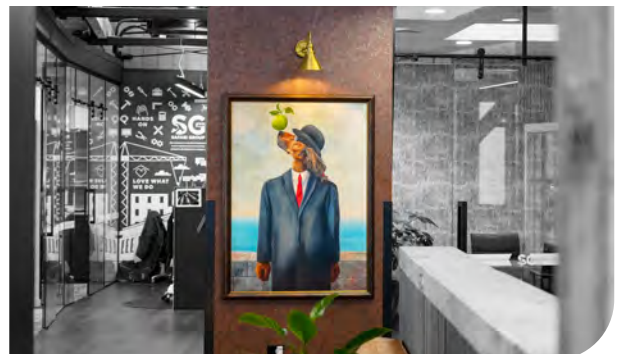
Kawarau River, Queenstown/Ellerslie, Auckland/Parnell, Auckland

WYNDHAM GARDEN BY WYNDHAM

Remarkables Park, Queenstown

TRYP BY WYNDHAM

Tory Street, Wellington





MOUNTAIN OAK QUEENSTOWN APARTMENTS

- ✓ OIO exemption certificate (non-NZ residents approved to purchase)
- ✓ 365-day visitor accommodation consent
- ✓ Residential or visitor accommodation investment options
- ✓ On-site residential and visitor accommodation manager services

See construction progress from our website

mountainoak.co.nz/milestones

Expected date of completion is mid-2027

TALK TO US



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INVEST IN PROPERTY
with **CONFIDENCE.**

DEVELOPED BY



INVESTED IN SUCCESS.