Want to double your investment in 6 years?

Opportunity to invest from as little as $5,000 in prime property - Act Now

Investment Snapshot | Ramada SkyHotel Hervey Bay

Property Collect Growth Trust | SkyHotel Investment Fund

What Should I Know?

All prospective investors must read the Product Disclosure Statement (PDS) in full. Ramada SkyHotel is using the power of collective investment and strategic structuring through asset ownership to 'lower the cost base' to optimise returns to investors. **Join a webinar and learn all about the investment and the forecast 14.7% Return on Investment on an IRR basis. Register at www.skyhotel.com.au**

What is Ramada SkyHotel?

- 8 Levels – 83 Hotel Rooms in Total
- 4 Executive Rooms and One Presidential Suite
- Top Floor Conference & Wedding Centre
- Top Floor Restaurant & Bar
- Stage 2 of the highly successful Ramada Hervey Bay

Where is Ramada SkyHotel?

- Hervey Bay on the Fraser Coast of Qld
- One of the fastest growing areas in Australia
- Adjacent to the population 'explosion' of SE Qld

14.7%
per annum

Forecast 14.7% per annum compound rate of return (IRR) for investors based on quarterly cash payments plus capital growth at a conservative 2% per annum escalation of the $25.5 million valuation.
Broad Property Research and Advisory

Register for a Webinar, PDS & Independent Research - visit our website to apply **www.skyhotel.com.au**

How Does Ramada SkyHotel compare to a Traditional Residential Property Investment?

Asset Ownership - Security	Yes to Both
Leverage benefit (borrowing)	Yes to Both
Security of a lease and rental	Yes to Both
Share in capital growth	Yes to Both
Depreciation to reduce tax	Yes to Both
Cash distributions to investors	**Quarterly**
Ramada SkyHotel Investment	**Attributes**
Minimum investment	$5,000
Investor liability Ramada SkyHotel	Nil
Phases of Ramada SkyHotel return	4
Comprehensive valuation	Yes
Extensive independent research	Yes
Fully ASIC and MIA compliant	Yes
Fully managed investment	Yes
Independent Responsible Entity	Yes
Independent Custodian	Yes
Lease & performance guarantees	Yes
Additional security provided	Yes
Proven management 10 years +	Yes
Length of Ramada SkyHotel Trust	6 Years
Primary Markets listing to trade	Yes
Accommodation benefits	Yes
Construction to lower cost base	Yes
Hotel operational investor risk	No
SMSF Investment ready	Yes

Investment
Snapshot

Stage 2: Ramada SkyHotel

Stage 1: Existing
Ramada Hervey Bay
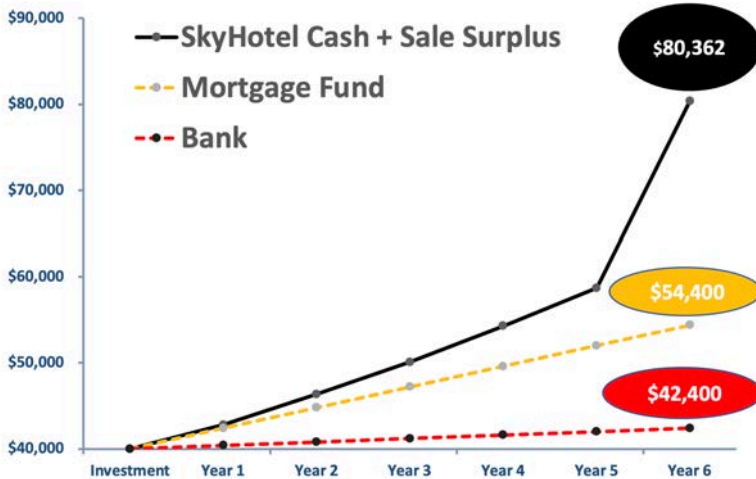
"The decision for Ramada SkyHotel as the second stage to be solely hotel rooms is evidence based. From our research we believe that Ramada SkyHotel with its top floor restaurant and bar will not only be a real winner for Ramada Hervey Bay but also Hervey Bay and the Fraser Coast. The expansive hotel room design plus unique conference, wedding and event facilities will be a real catalyst for the property, the likes of which are not in Hervey Bay."

Tony Barradale Principal,
H-One Hotel Consultants

Comparative Investment Analysis - $40,000 Invested

Bank: Based on 1% interest the bank return = $2,400
Capital plus return = $42,400

Mortgage Fund: Based on 6% interest the mortgage fund return = $14,400
Capital plus return = $54,400

SkyHotel: Based on the forecast cash return plus the forecast net cash from sale = $40,362
Capital plus return = $80,362

Review the web site or email us and request full details:
www.skyhotel.com.au
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rebecca@skyhotel.com.au

Learn all about it in a webinar

- Where does Wyndham Hotel Group fit in?
- What are the 7 key factors in the strategy to optimise return?
- What does 'lower the cost base' mean and the impact on return?
- What are the risks?