



Frequently asked questions regarding Binna Burra Sky Lodges

Potential of a kitchenette in the One Bedroom Suites

In response to feedback, we are pleased to announce that the One Bedroom Suites will now include a small kitchenette. The current space with a bar fridge with tea and coffee making facilities, have been expanded to include a bar fridge, small sink, hot plates, microwave, and relevant crockery and cutlery.

Anticipated nightly rates for Binna Burra Sky Lodges

Because it is a special investment, some people have asked about the nightly rates used in the investment analysis. The new apartments and motel room facilities will be of a 4 star quality and offer a different range of accommodation choices for the lodge. Whilst Tim can provide more details, it is anticipated a range of tariffs will be charged between \$65 to \$110 per person per night. We believe these figures are realistic and possibly conservative.

Occupancy Rates

As an investment, there have been questions regarding potential occupancy rates. As a general rule the level of occupancy increases with the quality of accommodation. The best existing ensuited accommodation within the lodge achieved occupancy rates of over 60% in 2008/9. We are excited by the potential of the Sky Lodges to achieve similar occupancy levels and to attract additional visitor numbers due to their varied configurations, high quality, fantastic views and mountain amenity.

Capital Growth

We cannot and will not give any guarantees or advice on capital growth. However, we can advise the ability to purchase freehold title surrounded by Lamington National Park is extremely limited.

RPData showed the average price for a single dwelling in Beechmont rose from \$308,000 in 2005 to \$655,000 in 2009. It is also noted that the 2 bedroom "Bowers" at O'Reillys first started selling in 2004 at below \$600,000. On completion in 2008, sales of 2 bedroom Bowers were \$815,000. Resales in 2010/11 have been between \$900-\$925,000.

Views

All apartments enjoy a spectacular north facing view. All apartments will have a view of both the Coomera and Numbinah valleys, with apartments to the east having more of an orientation to the Numinbah Valley and the apartments to the west having more of an orientation to the Coomera Valley.