



News Views and New Initiatives

The Original and Still Number 1



The year that was 2009....

“No vacancy” sign goes up already

ACCOMMODATION along the coastal strip from Noosa to Caloundra is almost booked out over Christmas as thousands of holidaymakers seek the quintessential Aussie beach break for summer.

Accom Noosa director Richard Stephens said he had sourced extra properties just to meet demand during the peak period between Christmas and New Year. “ We’ve not got a thing left anywhere for the 10 days,” Mr Stephens said. Supposedly tough economic times have not slowed the demand for luxury accommodation. The deluxe penthouse at the upmarket Tingirana complex in Hastings Street is booked out at \$890 a night and only the street front studio apartments are left at \$255 a night. At the other end of the Coast, Henzells Caloundra is fully booked from Boxing Day, with occupancy in the weeks leading up to it also riding high at 85-90%. Despite the full house warnings, Newport Apartments manager and Mooloolaba Beach accommodation group chairman Bernie Sullivan offered hope to those seeking a last-minute Christmas beach break. “ We’ve got limited availability running from Christmas to New Year, and in Mooloolaba, we’ve got a referral system running between the buildings so we can usually find a room,” Mr Sullivan said. “ There’s the odd night, and there’ll be cancellations, so don’t give up.”

Tourism Sunshine Coast general manager Russell Mason said there were indications that bookings were up 10% on the Coast, but he said there were still plenty of vacancies to be found in the hinterland.

Source Sunshine Coast Daily Friday 11th December

\$90 million in sales in the financial year to date
“When results count”

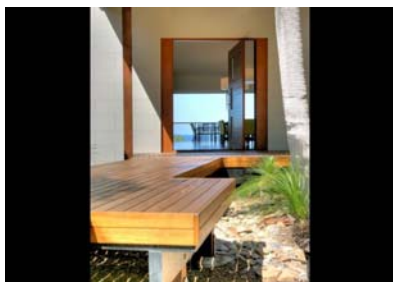
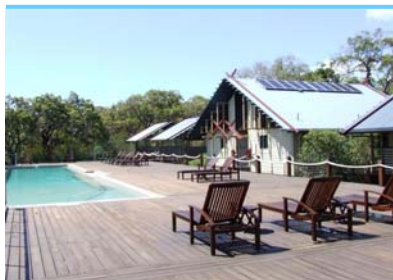
Resort Brokers has over \$71million of properties unconditional since June 2009 consisting of 15 Management Rights and 24 Motels. This does not factor in the conditional sales that will push us over the \$90 million. You can be certain when dealing with us you will have access to the best selection of properties

Looking to buy —Give Glenn a Call on 0412 277 804 for a information pack or to discuss your buying requirements.

selected 2009 sales

Featured Listing

Award Winning Sustainable development awards 2007, 2008 and 2009



Glenn Millar and Resort Brokers have been appointed to market the management rights of one of the most unique and exciting complexes you will ever see.

This rare and unique \$100 million dollar residential development, nestled five kilometres south of Agnes Waters has been awarded top honours in environmentally sustainable development in Australia. Sunrise 1770 is an environmentally sustainable development on the Queensland coast, ten km from the town of 1770 (named after Captain Cook's arrival in May 1770) and approximately 500 km north of Brisbane. 172 houses will be located within the 625 hectare development and 75% of the land will remain as a nature conservation reserve. Houses will have views of the ocean or of Reedy Creek Conservation Reserve.

The community features a nursery, two clubs, eight beach barbecue pavillions, three swimming pools, four tennis courts, basketball and beach volleyball court, kids playground, surf lookout tower at Springs Beach and an environmentally friendly car wash using recyclable water.

The Managers live rent free in a four bedroom house overlooking the ocean for the length of the agreements. *No real estate to buy.* The office is leased from the body corporate at \$5,000 per annum.

The role is predominately caretaking, with two fulltime staff employed to assist, however the current managers have began letting some of the houses and there are more to come. The Manager's office is outside the complex. Income is derived from the caretaking and letting as well as from lot owners for gardening and maintenance.

This role would suit a hands on person as the complex features a waste treatment plant, water storage, a plant nursery and 6km of sealed roads.

Agreements are for 25 years with 19 years remaining.

Expressions of Interest are now being sought

For a detailed information memorandum contact Glenn Millar on 0412 277 804 or email glennmillar@resortbrokers.com.au

Featured Listings—Exclusive to Glenn Millar and Resort Brokers

5 Star Rated Hervey Bay Resort

- 61 apartment 5 star AAA rated luxury complex
- Under two years old
- 23 years to run on agreements
- Large three bedroom residence
- Separate fully staffed laundry business

NETT \$316,000 Price \$2,279,000



Premier Beachfront Resort in Agnes Water

Mantra Pavilions Mirage at 1770

- 78 Apartments—44 in manager's letting pool
- Three years old—22 years on agreements
- Spacious 3 bedroom manager's residence with double garage
- Lap pool, plunge pool, spa, BBQ areas
- Stunning complex with immaculate grounds

NETT \$278,000 Price \$1,150,000



Beachfront Sunshine Coast Resort

- 125 apartments 60 in letting pool
- 3 bedroom manager's residence \$340,00
- Full resort facilities—long Agreements

NETT \$216,000 Price \$1,230,000



Upmarket Gold Coast Permanent

325 apartments, 230 in letting pool

\$430,000 BC salary

Luxury resort facilities

Nett \$780,000 Price \$5,900,000



Boutique Sunshine Coast Resort

Confidential Listing

Nett \$340,000 Price \$2,300,000

Stunning near new boutique complex in prime location

For details contact Glenn Millar on 0412 277 804



For Information on any of the above listings
Contact Glenn Millar on 0412 277 804

Christmas Edition

Recent Buyer Testimonials...

I honestly think that there should be more people like you around that has the High degree of professionalism & standards that you have got. Meeting Phil Jensen was invaluable for us & it really was good to talk with him Ian & Stephen were an absolute filing cabinet full of information & Ian Miller was very comprehensive & put a lot of our darker thoughts in regards to management right to ease, as did Steve with issues such as buying identities etc And the last but not least, can you give some of the other brokers a 5 day course in charm , professionalism, management rights selling & a sense of humour. Thanks again for your major efforts in the last two days Glenn, certainly hasn't gone unrecognised

Ross and Lisa Forbes — Purchasers (now under contract)

Good Afternoon Glenn

Firstly let me thank you for the courteous and professional job you have done thus far. Trish and I appreciate very much the time you spent with us and the kind introductions organized with Mr Siemon and also Mr Miller. We both like your approach very much and would like to do business with you. Once again thanks for everything so far.

Best Regards Peter McNeil—Purchaser



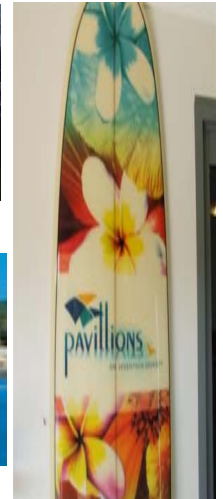
Images from Agnes Water /Town of 1770 Home of two of our featured properties for December

CONTACT US

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New IMPROVED Website

In January 2010 Resort Brokers Sunshine Coast will launch a new state of the art website offering intending purchasers access to a range of more detailed information including more comprehensive property reports, image galleries and more. We will let you know when this is launched.

All the best over the festive season and we look forward to assisting you in 2010