
New Zealand Investor 新西兰投资者

**INVESTOR'S CHOICE
HOTEL APARTMENT**

新西兰投资选择——酒店公寓

HOTEL APARTMENT

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PROJECT OUTLINE项目介绍

➤ Hotel and Managed Apartments 酒店公寓及管理

An 18-room commercial accommodation component with the potential to increase to 50。18-50间客房的商业酒店公寓。



Hotel and Managed Apartments

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- **Will provide Auckland with a modern, lifestyle driven, affordable stay.** 提供一个现代的、摩登的、可承担的奥克兰住宿选择。
 - **Aiming to tap into existing and newly created demand sources around this undersupplied part of Auckland.** 在缺乏住宿选择的奥克兰区域创造满足需求的新房源。
 - **Offering options for both short and long stays, that will meet the emerging demand for Leisure and Corporate travellers seeking alternative locations outside the CBD.** 在市中心外提供短期和长期住宿选择，满足游客日益增长的休闲需求。
 - **In addition to offering Managed Apartments, Restaurants and Café, Fitness Centre and Swimming Pool are designed in the building.** 建筑内除酒店公寓外，设计有饭店和咖啡店，健身中心和游泳馆。



Inside look

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- **Ideally located to leverage both local and wide demand across the city. The masterplan of this area creates a destination that is being increasingly sought after as an alternative to the CBD. Elements include Residential, Retail, the Racecourse, Hospital, Showgrounds, Park, and extensive surrounding schools – all clear demand drivers for both short and extended stays.** 酒店公寓的选址非常理想，可辐射并满足整个城市的需求。所在区域正在建设成为一个中心商务区之外的商务区域。主要元素包括住宿、零售、赛马场、医院、会展中心、公园、和学校——满足短期和长期旅居的所有需求。
 - **The site is only 10 minutes' drive from the CBD, and 15 minutes to Auckland Airport.** 距市中心**10**分钟车程，距奥克兰机场**15**分钟车程。
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TARGET MARKET 目标市场

➤ Short Stay 短期

- **Leisure and Corporate travellers seeking an alternative location to Auckland CBD.** 寻求在市中心之外住宿的商务旅行者或游客。
- **North Island Corporate travellers who wish to be more central to the industrial districts.** 希望住在工业区附近的北岛商务旅行者。
- **Guests to the Auckland Trotting Club and Auckland Showgrounds.** 奥克兰赛马俱乐部和会展中心的访客。
- **Visiting friends and family of residents in the overall precinct.** 周边区域探亲访友。
- **Family and friends of students, either at the surrounding schools or at Auckland University.** 附近学校和奥克兰大学的学生亲友。

➤ Long Stay 长期

- **Corporate extended stays, healthcare workers, contract work and re-locations for local and CBD based businesses.** 商务旅行者长期居住，护理人员、合约雇员、以及从附近和市中心迁移过来的企业的员工。
 - **Leisure long stays by visitors.** 长期逗留的游客。
 - **Families and groups seeking additional space and a more comprehensive room offering for Auckland Leisure visits.** 在奥克兰寻求更大居住空间和更多综合功能的住所的游客家庭和旅行团。
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INVESTMENT 投资

- **Seeking a \$10,246,000 investment. The investor will own 18 accommodation apartments and 10% of the equity in the Managed Apartments business.** 寻求\$10,246,000新西兰元投资。投资人将拥有18间酒店公寓以及公寓管理运营公司的10%的股份。
 - **Enter into a standard accommodation lease agreement with the purchaser/investor for a term of 12 years (+ 12 years right of renewal).** 与投资人签订12年的租赁合同（+12年优先续约权）。
 - **Give the purchaser/investor a starting rental return of 4% on cost/annum for the 36 months of trade. This rental will be CPI -indexed. After 36 months, the rental will be by negotiation.** 在最初3年内给投资人4%的租金回报。租金根据CPI调整。3年后，双方可协商租金。
 - **The purchaser/investor will also receive 10% of any profits of the Ostler business as a shareholder going forward.** 投资人将收到10%的管理运营公司股份分红。
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CONSTRUCTION AND BUSINESS TIMELINE

预期建造和开业时间

- **The project has a 22-month construction timeframe. Estimated completion is December 2027.** 项目的建造时间是**22个月**。计划**2027年12月**完工。
- **Hotel and Managed Apartments will open in early 2028.** 酒店公寓计划开业时间是**2028年初**。



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