

Date of Inspection: / /

Areas highlighted in yellow are important to consider closely	

 Motel:
 Address:
 Person Interviewed:
 Location in the Area:

 Where figures do not
 apply place an appeal
 rating

Appeal & Condition Rating

 Excellent: A
 Above Average: B
 Average: C
 Below Average: D
 Replacement Req: E

Current Marketing \$	
Refurbishment \$	
Star Rating	
Affiliations	

GENERAL APPEAL OF MOTEL	
EXTERNAL PULL UP APPEAL	
SIGNAGE	
RECEPTION LAYOUT	
ROOM SIZE & APPEAL	
POTENTIAL OF MOTEL	

If the spaces are blank - information unknown at time of inspection

For Year Ended

FINANCIAL ASSESSMENT		ROOM REVENUE		GENERAL DETAILS	
Freehold Price:	\$	Turnover -		Walk in:	
Leasehold Price:	\$	Turnover -		Internet:	
Investment Price:	\$	Turnover -		Chain:	
Current Turnover:		Turnover -		Corporate:	
Current Adj Net Profit:		LEASE DETAILS		Coach:	
Freehold Yield:		Lease Term Left Yrs:		Seniors:	
Annual Rental Ex GST:		Lease Increments:		Booking Agts:	
Net Profit after rent:		Lease Expiry:		Turnover (Exc GST)	
Leasehold Yield:		Unimproved C. Value		Number of Rooms:	
Rent as % of FH Net:		Review to market:		Sleeping Spaces:	
Investment Return:		Next Review:		Occupancy:	
Investment Return %:		Mortgage Allowed:		Av room rate Inc GST:	
MOTEL ROOMS		Out going Guarantee		BUILDING & SURROUNDS	
Room Sizes:		Option to Purchase:		Commercial Laundry:	
Full Spa/Spa Bath:		Public Liability:		Washing Machine:	
Smoke Detectors:		Redecoration Clause:		Dryer:	
Air/Cond - Heating:		10 yr renovation plan:		Condition of Linen:	
Ceiling Fans		RESIDENCE		Linen Owned/Hired:	
Cable/Foxtell TV:		Residence Size:		No. of Linen Changes:	
Sound Proofing		No. of Bedrooms		Injection System:	
Bed Sizes: (K,Q,D,S)		Air Conditioned:		Guest Laundry:	
Cooking Facilities:		Extra rooms:		Hot Water System:	
Ambience & Lighting		Own Kitchen:		RECEPTION	
Disabled Units:		Private Yard:		Appeal A to E	
Non Smoking Rms:		Car Accommodation:		Size of Reception:	
Internet Connection:		Ground or 1st Floor:		Front Office System:	
Large Smart TVs		Other Features:		Back Office System:	
Lic'd Mini Bar:				Telephone:	
Tariffs inc GST:				Age of System:	
Compendium				Wheel Chair Access:	
OTHER GENERAL INFORMATION			RESTAURANTS & FOOD PREPARATION AREAS		
Location to CBD:			Current T/O		Convention Centre:
Nearest Restaurant:			Licensed:		Current T/O:
Condition of Building:			Seating Number:		Licensed:
Condition of Interior:			HACCP in Place:		Seating Number:
Sola Improvements			Menu Pricing		Hours Open
Internet (Web) Site:			Refrigeration ok:		Convention Kitchen:
Security Cameras:			Stock Amount:		Stock Amount:
Items Leased			Toilets to Standard:		Are Sprinklers Req?
STAFF INFORMATION			OCCUPATIONAL HEALTH & SAFETY ISSUES		
Staff - Management:			Occupational Health & Safety Systems in Place:		
Staff - Reception:			Food Handling Certificates/Kitchen Approval for food		
Staff - Housekeeping:			All electrical cords in good order:		
Staff - Restaurant:			Material Safety Data Sheets displayed near haz chemical		
Staff - Laundry:			First Aid Kit available for staff:		
Staff - Convention:			Pool Area Resuscitation Notice & Control in Place:		
Staff - Grounds:			Fire Extinguishers tagged and in place + fire blankets:		
Name of Controller:			Does kitchen appear to comply to Council ordinances:		
Relief Managers:			Gymnasium and Pool Equipment		
H/Keeping Standards:			Documentation on all motel systems in place:		
Employee Facilities:			Workers Comp claims in past 3 years		

 General Comments: Appeal & Condition Rating: A-Excellent B-Above Average C-Average D-Below Average E-Replacement

The above information has been supplied by the vendor. Every effort has been made to provide as accurate as possible information in these reports. However Motel Assist cannot be responsible for the accuracy of the information. We advise Purchasers to make their own enquiries.