



BUYER PROSPECTUS

RIVERVIEW RISE RETREATS
10182 HUNTER ROAD, MANNUM SA

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OVERVIEW



RIVERVIEW RISE RETREATS IS A WELL ESTABLISHED AND RENOWNED LUXURY ACCOMMODATION BUSINESS.

With more than 12 years of trading history, established marketing channels, a strong online presence and easily managed on a part time basis, Riverview Rise Retreats is INVESTOR READY and well positioned to capitalise on the opportunities that will accompany SA MOTORSPORT PARK and other tourism attracting developments such as Monarto Zoo.

INVESTMENT AND LIFESTYLE



Riverview Rise Retreats is a high performing, investor ready, business for the astute investor, and offers an enviable lifestyle for an owner/operator seeking a change of pace.

Four years of trading history are available for interested purchasers/investors.

INVESTMENT AND LIFESTYLE OPPORTUNITY

Riverview Rise Retreats is offered as a going concern and pure, business only, sale.

A boundary realignment will create a new 3.2Ha allotment and enable the three existing retreats to be sold together with additional land for future business development and expansion, or a owner/manager's residence.

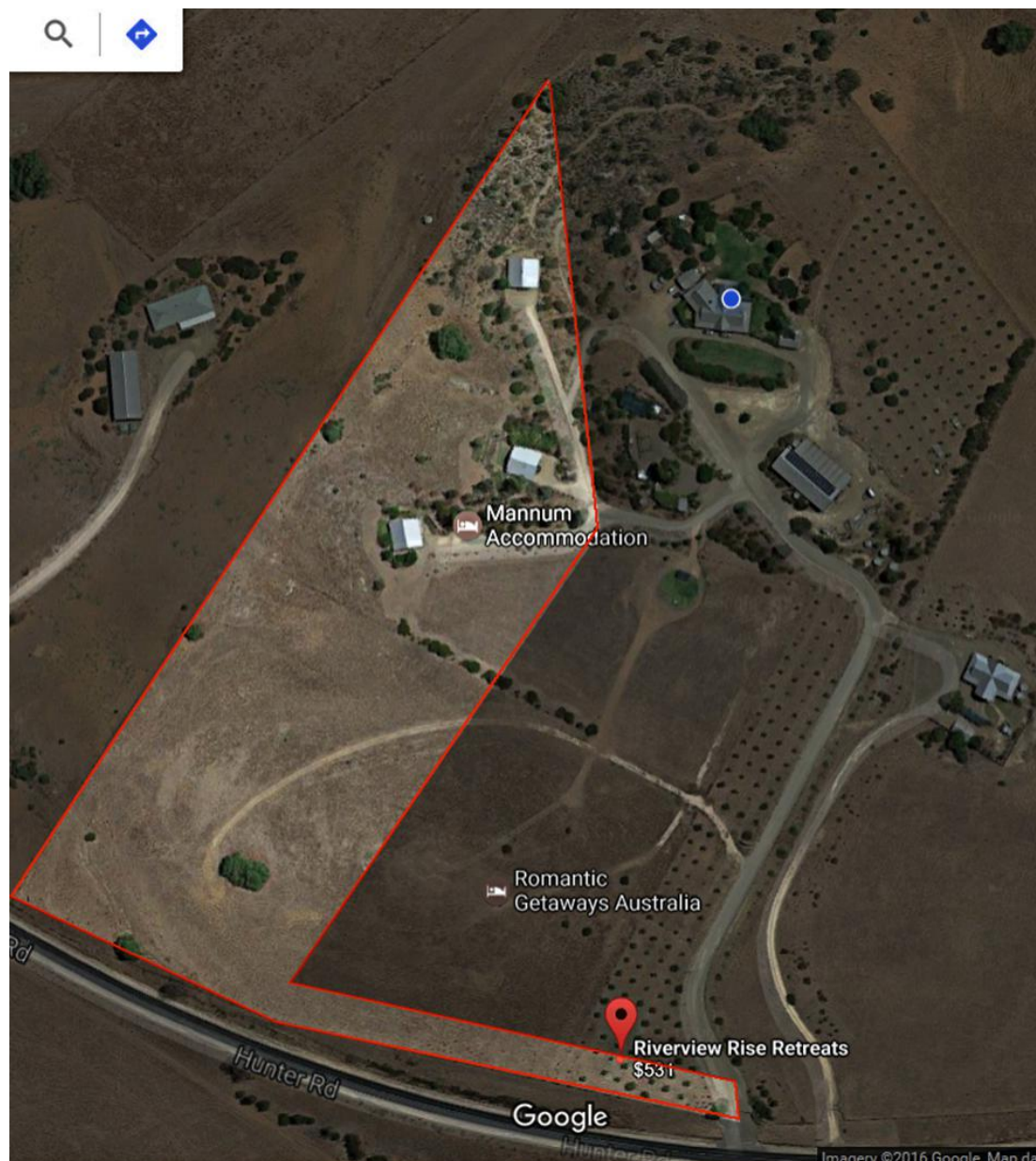
This opportunity will best suit an investor/developer who has an affinity or association with the SA Motorsport Park. Importantly, they will recognise the growing demand for executive accommodation and are #investmentready.

The market price of the business and land has been derived from:

- The real estate value based on building costs of the Retreats + purchase value of the land of the newly aligned allotment (less depreciation).
- A proven return on investment of 7.5% (Net Profit/Capital).
- Consideration is given to other value assets such as; water licence & water, correct zoning allowing for further development etc.
- The unique nature (and future development potential) of the business.
- The proximity of the Retreats to the SA Motorsport Park and Adelaide. There are little to no comparable properties that provide the same business approach in the tourism industry, or location, with acceptable proximity to one of South Australia's largest new tourism development.

This investment and lifestyle opportunity is offered, as a going concern, at \$850,000

INDICATIVE PROPOSED BOUNDARY RE-ALIGNMENT



PROPERTY OVERVIEW



RIVERVIEW RISE RETREATS - WITH ELEVATED, PANORAMIC VIEWS OF THE MURRAY RIVER AT MANNUM IN SOUTH AUSTRALIA.

Riverview Rise Retreats is a boutique self-catering accommodation business / Bed & Breakfast with 5 Star amenities. This successful, luxury private villa accommodation business has been in operation for the past decade.

The three Retreats are stand alone, and offer complete privacy from other buildings and guests, each providing stunning panoramic views of the river and its lagoons. The self-contained villas offer a high quality fit out, and command rates of between AU\$445 and AU\$595 per night.

The Retreats are offered with all fittings and furnishings.

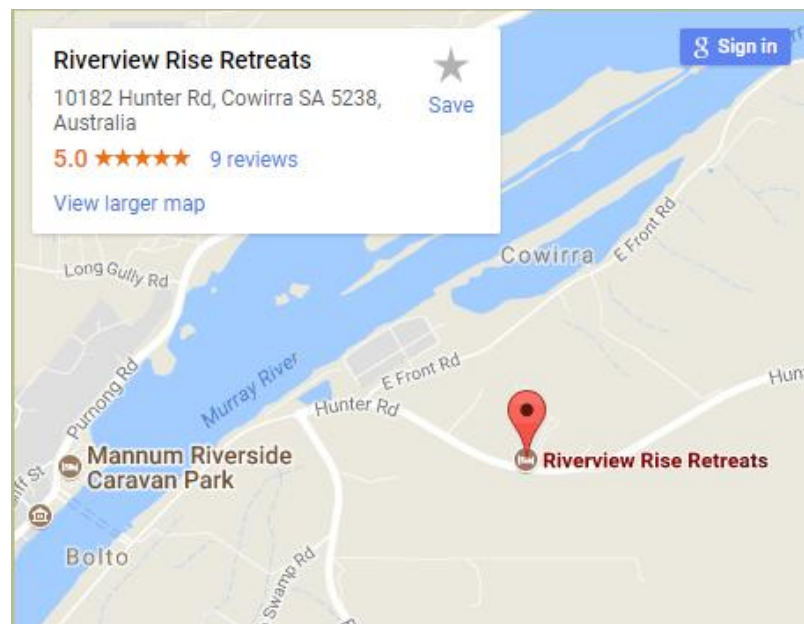
LOCATION

Riverview Rise Retreats is located adjacent the tourism hub of Mannum in South Australia, one hour from Adelaide on the Murray River

The river town's small population, of around 2500, and its infrastructure support a thriving tourism industry. Mannum and its close neighbouring towns are an integral part of the Murray River, Lakes and Coorong tourism region due to its close proximity to the river.

The region has been a favourite destination for holidaymakers for over 100 years, and the appeal of the 'river shack' has grown into a consistent demand for sophisticated and high end accommodation options to service visitors from Intrastate, Interstate and Internationally. With demand growing, the South Australian Tourism Commission has identified the need for more of this style of accommodation to service anticipated growth.

The property is appropriately located within the Recreation and Tourism Policy area with additional accommodation and manager's residence acceptable forms of development. The going concern development is unique in that it is within a development zone specifically designed for tourism development and activity and is growth ready for investors capitalising on the nearby SA Motorsport Park complex currently underway.



COMPETITION ANALYSIS

Riverview Rise Retreats - luxury standard

There are various B&B style properties along the river at Mannum, with Riverview Rise Retreats achieving a 5 STAR Trip Advisor rating for self-contained accommodation within the region for 8 consecutive years. The majority of other B&B style properties are not considered to provide direct competition due to the high quality improvements of the Retreats and superior river views.

The Retreats tariff is between \$445 and \$595 per night for a one night stay with slightly reduced rates for multiple night bookings. The majority of the regions competition is significantly less, however far inferior in terms of quality and amenity. This property therefore provides a different standard of accommodation without competing directly with other B&B properties within Mannum or surrounding townships.



INFRASTRUCTURE

Riverview Rise Retreats (the business) includes:

- Three (3) luxury self-contained bed and breakfast villas, offering complete privacy, all with panoramic 180 degree river and lagoon views.
- Situated on approximately 3.2Ha (subject to boundary realignment) with elevated, panoramic views of the Murray River and lagoons.
- The Retreats are fully fitted and furnished (with Council approval to build a 4th Retreat or Managers residence). Each building including quality fittings, 2 person therapeutic spa, 2 person shower, laundrette, 55 inch LCD TV with home theatre systems, high-speed NBN internet and Netflix, reverse cycle air-conditioning, total black-out curtains, king size bed, fully appointed kitchens and indoor/outdoor BBQ balcony.
- Under cover car parking
- Guest access to secluded Murray River frontage reserve (two minute drive)
- Stunning scenery and native wildlife offer serenity and relaxation for guests.
- Various add-on experiences (local tours, massage, private chef and 24 hour access to onsite managers) available from established providers.



STAFFING

Staff details and trading hours

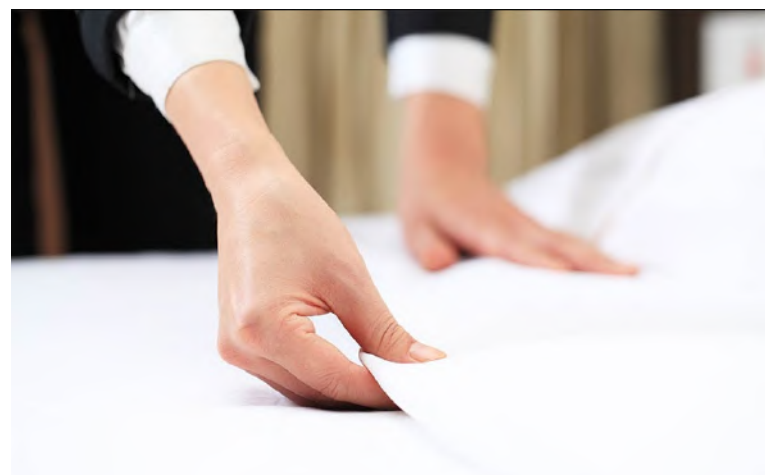
Working Hours

With check-out being 2.00pm and check-in at 4.30pm, the period between can be regarded as the current owners primary working hours. This allows for overseeing cleaning and preparation for breakfasts including any other incidentals.

Staff Member	Casual F/time	Days pw	Duty
Contractor	Casual	As required	Cleaner
Contractor	Casual	As required	Chef
Contractor	Casual	As required	Massage
Owner	Casual	As required	PR & Admin
Owner	Casual	As required	Marketing/Maintenance

Trading Hours

The owners trading hours are dictated by prior bookings. Bookings are available 7 days per week, subject to availability and requirement.

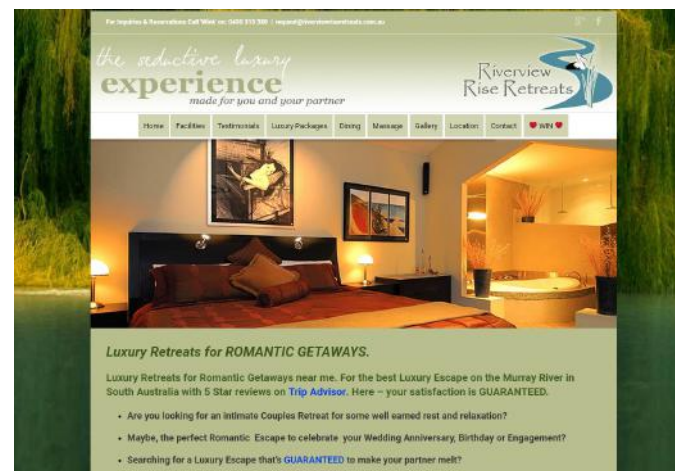


MARKETING & BOOKING SYSTEMS

Established and highly optimised systems

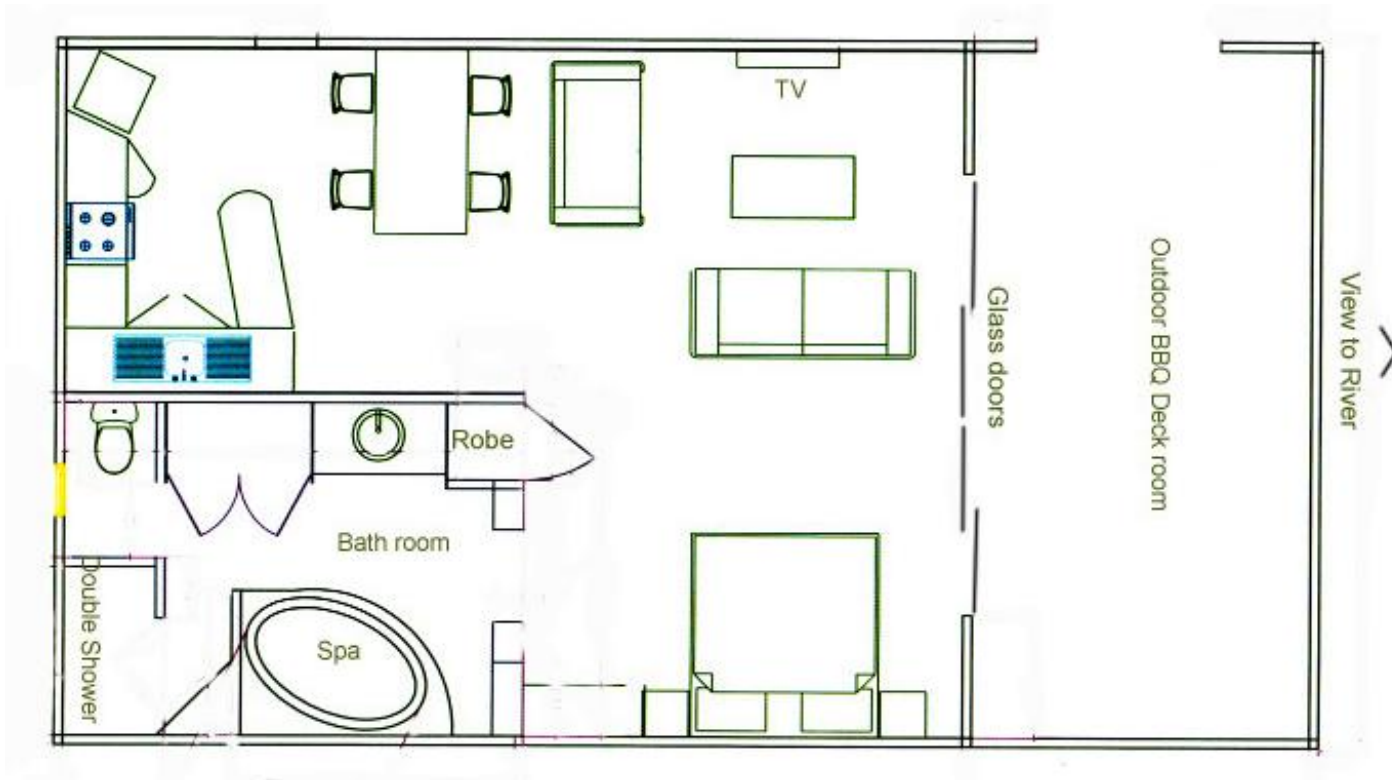
Marketing of Riverview Rise Retreats is supported by a range of internet and online booking systems that include:

- A highly optimised web site – www.riverviewriseretreats.com.au and www.romanticgetawayaustralia.com.au
- Two dedicated mobile sites
- An integrated Facebook page that directs traffic to the web site, with 4580 followers.
- Own online booking engine – The Booking Button
- An active listings with high ranking third party booking sites such as: booking.com; Expedia
- 5 STAR rating with Trip Advisor



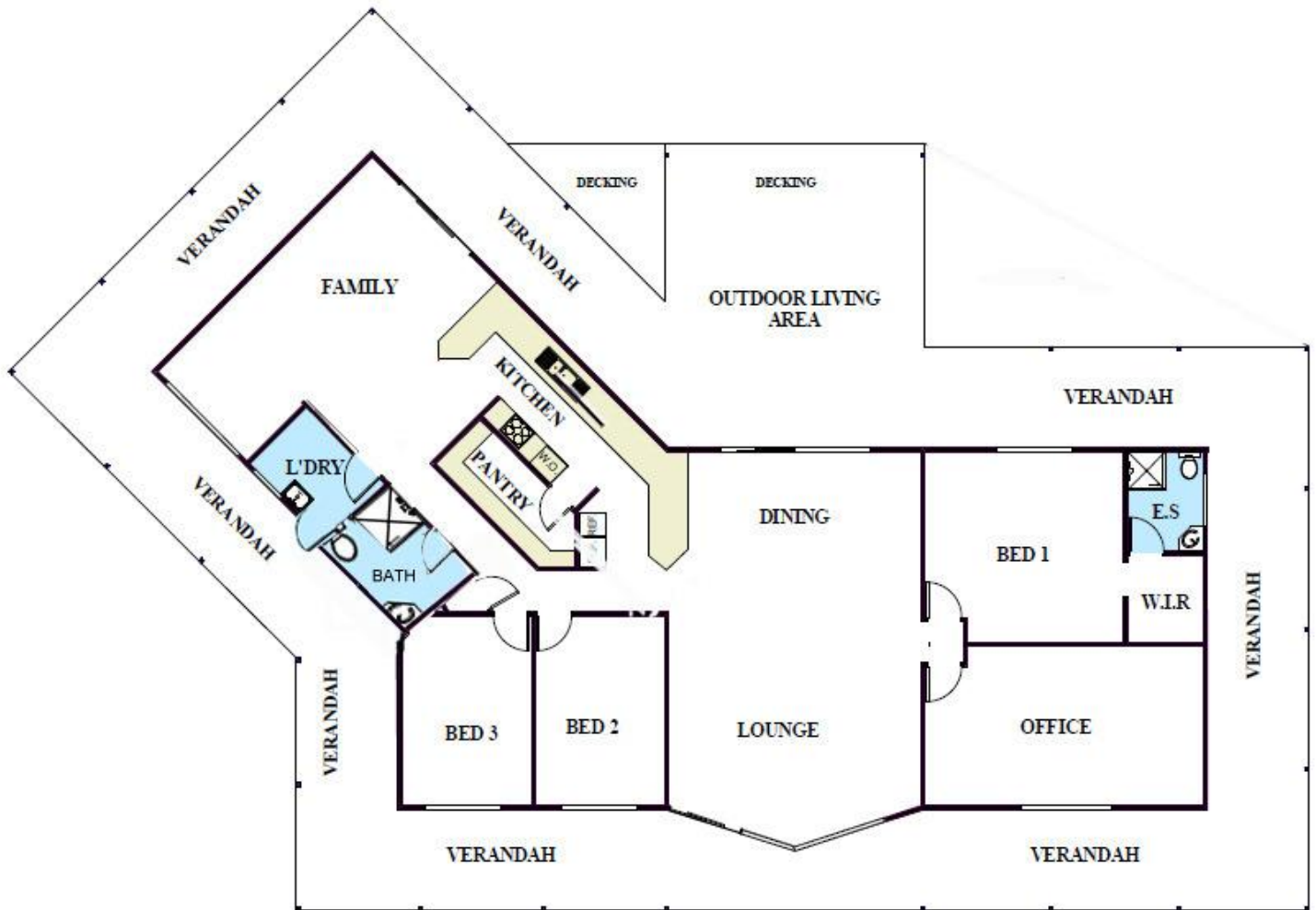
SCHEMATIC PLANS OF RETREATS

3 x Luxury Retreats



SCHEMATIC PLAN OF HOMESTEAD

Architect designed home with panoramic views



FLOOR PLAN

Living area	219.9 m ²
Verandah & decking	221.6 m ²

TOURISM AND ECONOMIC OPPORTUNITIES



**A SNAPSHOT OF THE CURRENT ECONOMIC AND
TOURISM ENVIRONMENT IN THE BROADER
REGION**

ECONOMIC GROWTH

The Mid Murray region, South Australia, is currently undergoing an economic boom which is fuelling the creation of thousands of jobs.

This comes after a period of steady growth in tourism over recent years.

Projects contributing to the growth of these industries include a \$9.6 million expansion at the Swan Reach almond plant, an \$8.5 million broiler chicken farm (also at Swan Reach) and the \$3.3 million 'On the Run' currently being constructed at Mannum.

In more recent times, the Mid Murray Council has committed to protecting the environment and creating jobs through a series of major high profile energy projects. Projects on the horizon include the world's largest battery at Morgan, a \$550 million wind farm at Palmer, a \$250 million gas power plant at Tepko in the next few years, and another \$242 million Keyneton wind farm has been approved for construction..

Investment and economic development is actively encouraged and supported in the Mid Murray region, with the goal of long term security for the community in terms of jobs, economic growth and visitors.



TOURISM GROWTH

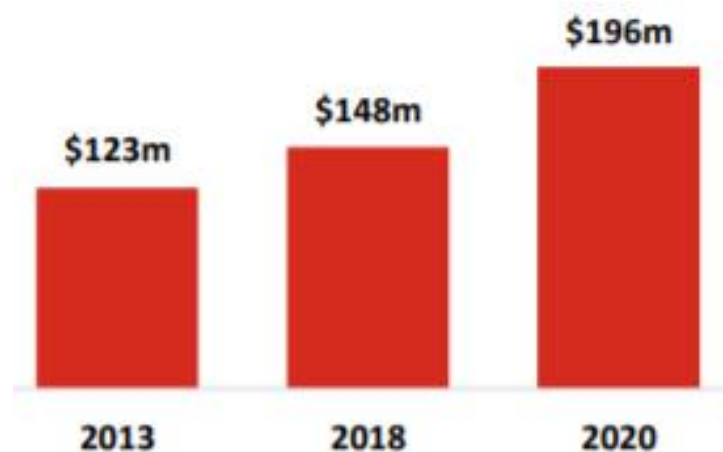
The fourth most popular tourism region in SA

South Australia was recently recognised at the 'Best Event /State or Territory' for the second consecutive year at the Australian Event Awards. This has again provided a boost to the State's Tourism industry. The State Government's plan is to reach a visitor spend target of \$8 billion by 2020. The state is certainly on target with visitor economy reaching an all-time high of \$5.95 billion attracting a record number of interstate and international visitors as a result of visitors spending more and staying longer.

The Mid Murray is part of the Murray River, Lakes and Coorong tourism region, showcasing the magnificent Murray River.

The region is performing strongly for SA and is predicted to continue to grow at a significant pace, having contributed \$148 million to tourism expenditure to the end of the December 2018 period.

To date, the region has achieved 76 percent of their \$169 million 2020 target, as shown in the table below.



Tourism expenditure – Murray River, Lakes & Coorong, South Australian Tourism

TOURISM GROWTH

Murray River, Lakes & Coorong

The Murray River, Lakes and Coorong region attracts a high proportion of visitors from SA and interstate due to its close proximity to Adelaide.

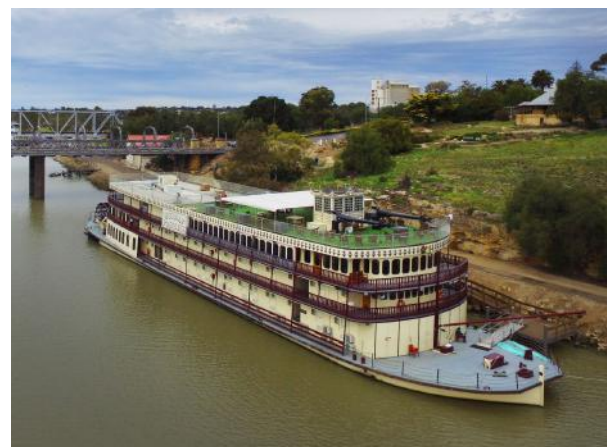
Further, international visitors have ranked the region as the fourth most appealing region in SA.

The SATC has identified a significant lack of high-end accommodation options in the region, and this has been further highlighted by the establishment of 'The Bend' SA Motorsport Park at Tailem Bend, which recently launched as a world class Motorsport Racing precinct.

The advent of the SA Motorsport Park means that demand for housing and short/long term accommodation will continue to grow sharply now the track is open for business.

The anticipated increase in international tourism, associated with the SA Motorsport Park and the recently announced Monarto Zoo expansion (a significant drawcard with high visitor numbers), has the ability to transform the River Murray Corridor and region.

It has been identified that critical tourism infrastructure (accommodation and other associated services) will need to be further developed. To this end, there is ongoing interest in properties in the Mid Murray region that are suitable for re-development, or as ongoing concerns for accommodation provision.



'THE BEND' SA MOTORSPORT PARK

Exciting Investment & Development Opportunity - 'The Bend'

'The Bend' SA Motorsport Park development at Tailem Bend is just 30 minutes from Riverview Rise Retreats.

Since completion in early 2018, a scheduled racing calendar of weekly events for all disciplines of motor racing has created demand for holiday accommodation in the region.

As a direct result of this major development, property owners are gearing up in all neighbouring towns with the construction of multiple, 'On The Run' eatery/service stations to cater for the tourist influx.

This includes Mannum, the home of Riverview Rise Retreats.



'THE BEND' SA MOTORSPORT PARK

The most significant development in Australian motor sport history.

In 2013, the Peregrine Corporation commissioned research into the likely economic impact of the SA Motorsport Park development. At that time, it was forecast that, when operational, the SA Motorsport Park would:

- Increase visitation to the Murraylands by 340,000 people
- Create 1,600 new jobs

Research has identified that, whilst the 100 room Rydges Hotel, located on site will accommodate a portion of the tourist expectation, there is a significant shortage of quality, high-end accommodation in this region for corporate organisers, race goers, race and media teams, and international celebrities.

These discerning travellers have a reputation for demanding high-end accommodation within a 50km radius of a major racing complex.

Riverview Rise Retreats, being 30 minutes by road from 'The Bend', is ideally situated to provide accommodation for motorsport enthusiasts.

