

# Property Collect Growth Trust Retail Investment via PDS

Proven Resort Operator with Forecast 8% p.a. Cash Return

## Transaction Summary:

**Investment Sub-trust:** SkyHotel Investment Fund  
**Responsible Entity:** Huntley Management Limited  
**Investment Manger:** Collective Wealth Pty Ltd  
**Broker:** Primary Markets Limited  
**Transaction:**  
- Total Offer \$8.5M min. to \$12M max.  
- Min. investment \$5,000 with \$1,000 increments thereafter  
- Unit price \$1.00 per unit  
- Funds held in trust by Huntley Custodians Ltd

## SkyHotel and the Fraser Coast

Ramada SkyHotel, Stage 2 of the current Ramada Hervey Bay, is targeted to commence construction early in the second quarter of 2022 and to be open by mid 2023. SkyHotel will have 83 rooms over 8 levels including ground floor. The upper levels will have panoramic views over the marina and out to Fraser Island.

The top floor will have a multipurpose conference centre, bar and restaurant. The ground floor will have reception, gym and other services. Ramada SkyHotel and the current Ramada Hervey Bay will operate under the same CMS body corporate.

## SkyHotel Ownership

SkyHotel Investment Fund will own the 83 rooms and related facilities. Marina Land Pty Ltd (the current land owner) will own the top floor conference centre, restaurant and bar.



78

Standard



4

Executive



1

Presidential



Total Fund Raise  
\$10 Million Expected



Fixed 7% p.a. Cash Return  
Construction Phase



Forecasted 8%+ p.a. Cash  
Return Operational Phase



Construction 2022  
Open Mid 2023



Tax Deferrals Forecast  
For 3 Years



Prospective  
Capital Growth



## Total Funding Package



\$8.5M - \$12M



Subscription plus

\$12M Bank Loan to meet  
Total Development Cost

# Investment Fast Facts



## SkyHotel Operator

SkyHotel will be operated by SkyHotel Resort Management Pty Ltd, which is wholly owned by Angel Hotel Management Pty Ltd, the current operator of Ramada Stage 1. Angel Hotel Management has a proven track record and established key relationships with many key parties for hotel operations. This success is evident by over an 80% occupancy even before covid. Current occupancy often approaches 100%.

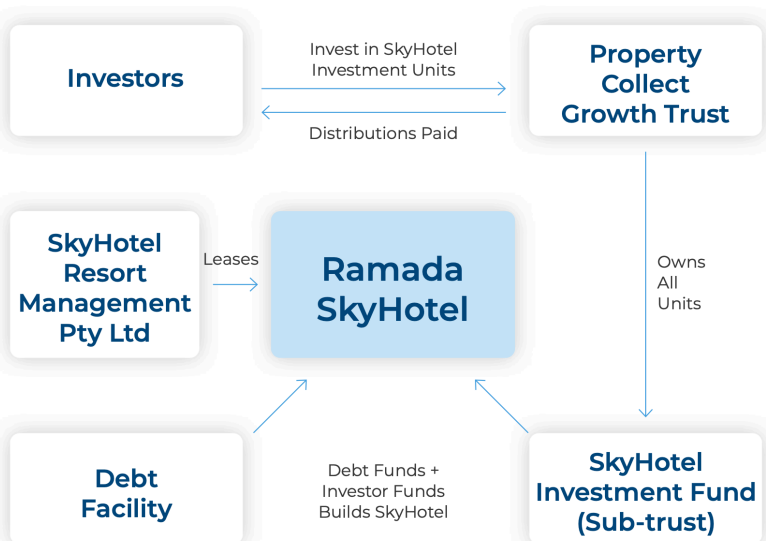
Angel Hotel Management operates Ramada independently under a Ramada franchise and will license SkyHotel Resort Management to operate SkyHotel under the Ramada branding. Investors are advised that the revenue of the current Ramada Hervey Bay will be kept separate to that of Ramada SkyHotel and as such will have no impact on Distributions to investors.



**PDS Issued**  
**Offer Opened**  
**15th November 2021**



**Investment 6 Year Term**  
**1 Year Construction +**  
**5 Years Operational**



Stage 2: Ramada SkyHotel



Stage 1: Existing  
Ramada Hervey Bay

Please read the Product Disclosure Statement (PDS) in full for all details on the Construction Phase and Operational Phase Distributions including Distribution sensitivity analyses.



**Funds Held in Trust**  
by Huntley Custodians Ltd



**Unit Price**  
\$1.00  
Per Unit



**Total Offer**  
\$8.5M Min to  
\$12M Max



**Min Investment**  
\$5,000 Min with \$1,000  
increments thereafter



# Investment Fast Facts



## Key Features & Benefits



Collective investment can mitigate risk, take advantage of 'buying power', with investors having no personal liability



Investors share in attractive distributions, any future capital growth & tax deferrals



Proven professional management global hotel branding & established relationships



Benefit from substantial infrastructure already in place



Proven market demand with a 10 year operational history



Bricks & mortar security obtained at cost through construction & development



Borrowings at conservative level aimed at a level to enhance investor Distributions



Land exchanged for top floor facility to reduce cash outgo & optimise occupancy



Managed Investments Act & ASIC compliant with independent Responsible Entity & Custodian - Property Collect Growth Trust is a registered scheme

## Important Notice:

The above are summary extracts from the Product Disclosure Statement (PDS) for initial evaluation and must not be relied upon for investment. Prior to making an investment you must read the PDS in full and you are encouraged to seek independent financial advice. This investment, like all investments, has risks and you must consider all risks in making an investment decision. **YOU MUST READ THE PDS IN FULL. THIS SUMMARY DOES NOT REPLACE THE PDS.**

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