

**Investment
Opportunity
Opening April 2018**

FOR SALE

**Managed Investment
Apartments at the NEW**

Ramada Suites Wailoaloa Beach Fiji

PRICE LIST - FLOOR PLANS - FURNITURE PACKAGE



Price List

As of 1st February 2017

Level	Room Number	Type	View Type	Approx Area sqm (includes balcony)	FJD\$	Price VEP	USD\$	Unit Entitlement
1 st Floor	501	2 bed	Beach Front	71.90	FJ\$954,646.00	US\$470,826.00	3,423.3	
	502	1 bed	Beach Front	51.95	_____	_____	2,551.0	SOLD
	503	2 bed	Beach Front	71.70	FJ\$912,321.00	US\$449,951.00	3,259.9	
	504	studio	Ocean View	37.50	_____	_____	1,308.4	SOLD
	505	studio	Ocean View	32.30	_____	_____	1,058.8	SOLD
	506	studio	Ocean View	34.70	_____	_____	1,345.7	SOLD
	507	studio	Ocean View	33.00	_____	_____	1,238.1	SOLD
	508	2 bed	Ocean View	68.50	FJ\$798,160.00	US\$329,740.00	2,208.2	
2 nd Floor	509	2 bed	Beach Front	61.30	_____	_____	3,129.3	SOLD
	510	1 bed	Beach Front	51.95	_____	_____	2,551.0	SOLD
	511	2 bed	Beach Front	71.70	_____	_____	3,259.9	SOLD
	512	studio	Ocean View	37.50	_____	_____	1,308.4	SOLD
	513	studio	Ocean View	32.30	FJ\$485,500.00	US\$233,818.00	1,058.8	
	514	studio	Ocean View	34.70	_____	_____	1,345.7	SOLD
	515	studio	Ocean View	33.00	_____	_____	1,238.1	SOLD
	516	2 bed	Ocean View	68.50	_____	_____	2,208.2	SOLD
3 rd Floor	517	2 bed	Beach Front	71.90	FJ\$1,043,291.00	US\$514,544.00	3,765.6	
	518	1 bed	Beach Front	51.95	_____	_____	2,806.1	SOLD
	519	2 bed	Beach Front	71.70	FJ\$996,732.00	US\$491,582.00	3,585.8	
	520	studio	Ocean View	37.50	FJ\$542,131.00	US\$267,375.00	1,495.3	
	521	studio	Ocean View	32.30	_____	_____	1,210.1	SOLD
	522	studio	Ocean View	34.70	FJ\$571,945.00	US\$282,080.00	1,537.9	
	523	studio	Ocean View	33.00	FJ\$514,712.00	US\$253,853.00	1,414.9	
	524	2 bed	Ocean View	68.50	_____	_____	2,523.7	SOLD

Price List

As of 1st February 2017

Level	Room Number	Type	View Type	Approx Area sqm (includes balcony)	FJ\$	Price VEP	US\$	Unit Entitlement
4 th Floor	525	2 bed	Beach Front	71.90				3,765.6 SOLD
	526	1 bed	Beach Front	51.95	FJ\$856,496.00	US\$422,418.00		2,806.1
	527	2 bed	Beach Front	71.70	FJ\$996,732.00	US\$491,582.00		3,585.8
	528	studio	Ocean View	37.50	FJ\$542,131.00	US\$271,248.00		1,495.3
	529	studio	Ocean View	32.30				1,210.1 SOLD
	530	studio	Ocean View	34.70				1,537.9 SOLD
	531	studio	Ocean View	33.00				1,414.9 SOLD
	532	2 bed	Ocean View	68.50	FJ\$866,525.00	US\$372,051.00		2,523.7
5 th Floor	533	2 bed	Beach Front	71.90	FJ\$1,131,936.00	US\$558,264.00		4,108.0
	534	1 bed	Beach Front	51.95				3,061.2 SOLD
	535	2 bed	Beach Front	71.70				3,911.8 SOLD
	536	studio	Ocean View	37.50				1,682.2 SOLD
	537	studio	Ocean View	32.30				1,361.3 SOLD
	538	studio	Ocean View	34.70	FJ\$622,257.00	US\$306,893.00		1,730.2
	539	studio	Ocean View	33.00	FJ\$576,870.00	US\$284,509.00		1,591.8
	540	2 bed	Ocean View	68.50	FJ\$904,200.00	US\$414,353.00		2,839.2
Total :								89,500.00

EXAMPLE ONLY

Unit 509 Bedroom Beachfront

Total of all 40 Apartment Unit Entitlements = 89,500

Unit 509 Entitlement = 3,129.3

Price = \$798,650.00

Lets say Monthly Owners Profit Distribution

after pooling all income less all expenses = \$200,000

$3,129.3 \times \$200,000 / 89,500 = \$ 6,992.85 / \text{month}$

$\$6,992.85 \times 12 \text{ months} = \$ 83,914.20 / \text{annum}$

$\$83,914.20 / \$798,650.00 \times 100 = 10.5\% \text{ ROI}$

*Prices are subject to change without notice

*Prices include furniture package

*Currency exchange rate may vary @ the time of purchase

PLANS



View from Second Floor



View from First Floor

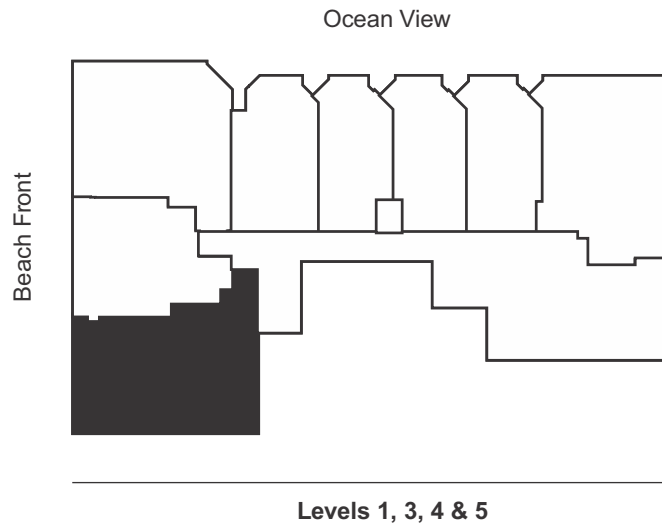
Plans

Unit Type : Two Bedroom Beach Front

Approximate Total Floor Area: 71.90 Sqm

	Level 1	Level 2	Level 3	Level 4	Level 5
Unit Sales Number	501	-	517	525	533
Price VEP (FJD)	\$954,646.00	-	\$1,043,291.00	SOLD	\$1,131,936.00
Unit Entitlement	3423.30		3765.60	3765.60	4108.0

*Includes Furniture Package



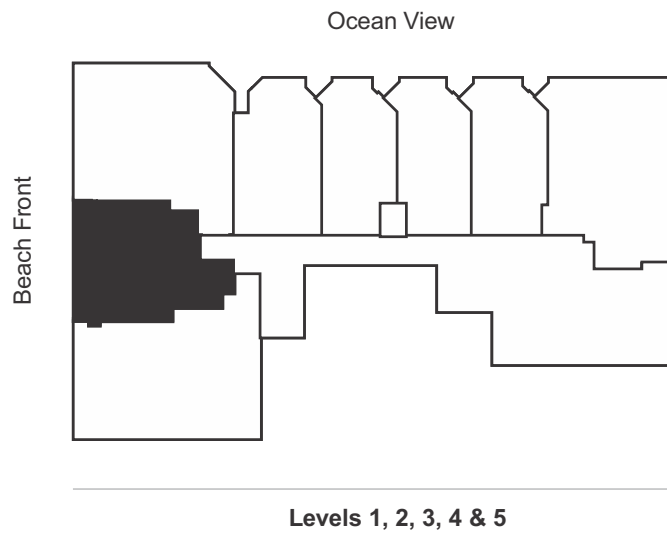
Plans

Unit Type : One Bedroom Beach Front

Approximate Total Floor Area: 51.95 Sqm

	Level 1	Level 2	Level 3	Level 4	Level 5
Unit Sales Number	502	510	518	526	534
Price VEP (FJD)	SOLD	SOLD	SOLD	\$856,496.00	SOLD
Unit Entitlement	2551.00	2551.00	2806.10	2806.10	3061.20

*Includes Furniture Package



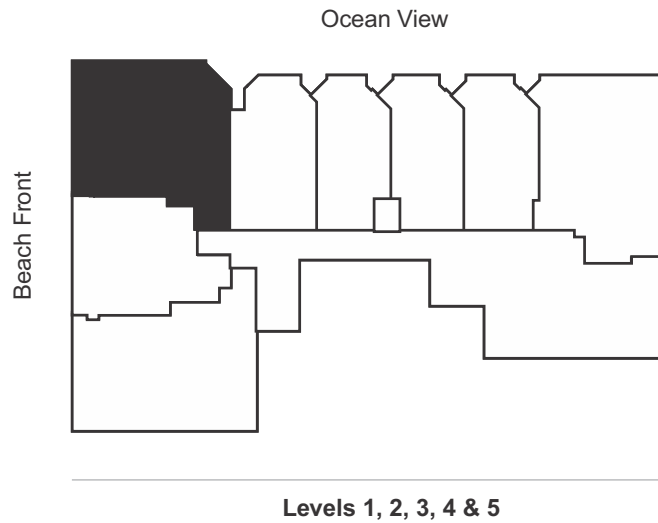
Plans

Unit Type : Two Bedroom Beach Front

Approximate Total Floor Area: 71.70 Sqm

	Level 1	Level 2	Level 3	Level 4	Level 5
Unit Sales Number	503	511	519	527	535
Price VEP (FJD)	\$912,321.00	SOLD	\$996,732.00	\$996,732.00	SOLD
Unit Entitlement	3259.90	3259.90	3585.80	3585.80	3911.8

*Includes Furniture Package



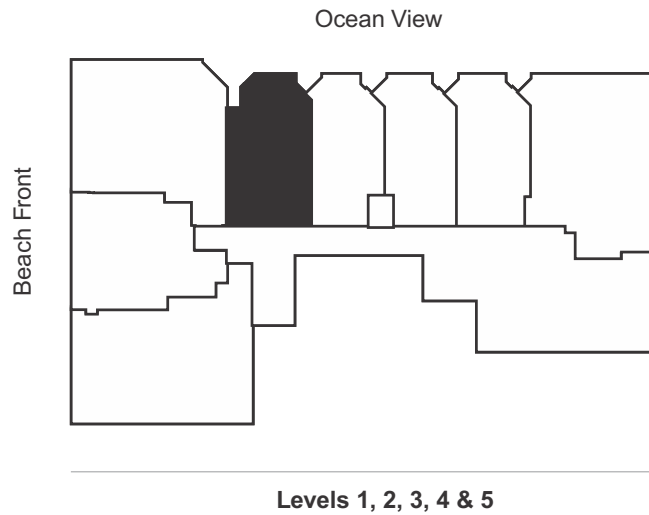
Plans

Unit Type : Studio Ocean View

Approximate Total Floor Area: 37.5 Sqm

	Level 1	Level 2	Level 3	Level 4	Level 5
Unit Sales Number	504	512	520	528	536
Price VEP (FJD)	SOLD	SOLD	\$542,131.00	\$542,131.00	SOLD
Unit Entitlement	1308.4	1308.4	1495.3	1495.3	1682.2

*Includes Furniture Package



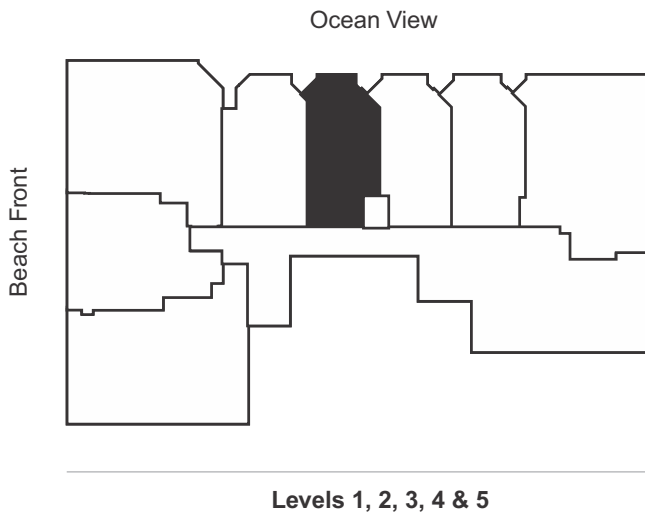
Plans

Unit Type : Studio Ocean View

Approximate Total Floor Area: 32.30 Sqm

	Level 1	Level 2	Level 3	Level 4	Level 5
Unit Sales Number	505	513	521	529	537
Price VEP (FJD)	SOLD	\$485,500.00	SOLD	SOLD	SOLD
Unit Entitlement	1058.8	1058.8	1210.10	1210.10	1361.30

*Includes Furniture Package



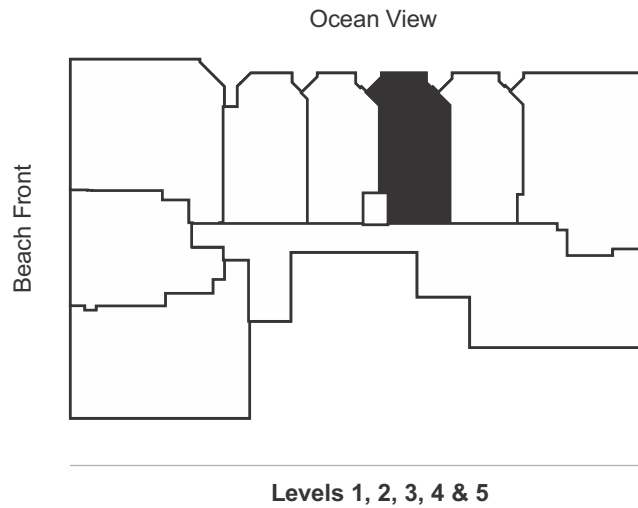
Plans

Unit Type : Studio Ocean View

Approximate Total Floor Area: 34.70 Sqm

	Level 1	Level 2	Level 3	Level 4	Level 5
Unit Sales Number	506	514	522	530	538
Price VEP (FJD)	SOLD	SOLD	\$571,945.00	SOLD	\$622,257.00
Unit Entitlement	1345.7	1345.7	1537.9	1537.9	1730.20

*Includes Furniture Package



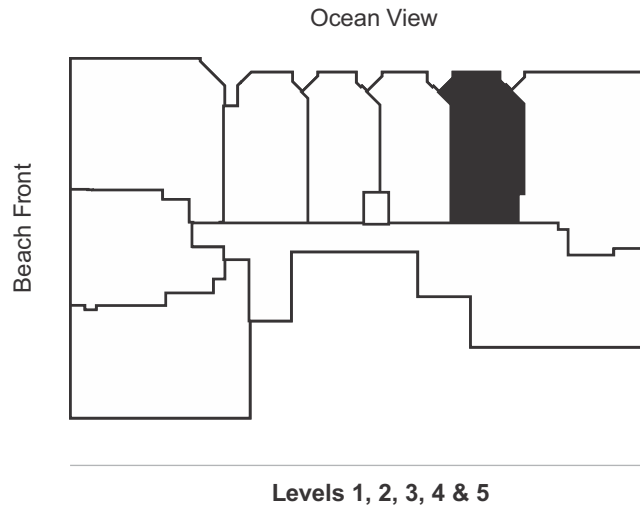
Plans

Unit Type : Studio Ocean View

Approximate Total Floor Area: 33.00 Sqm

	Level 1	Level 2	Level 3	Level 4	Level 5
Unit Sales Number	507	515	523	531	539
Price VEP (FJD)	SOLD	SOLD	\$514,712.00	SOLD	\$576,870.00
Unit Entitlement	1238.10	1238.10	1414.90	1414.90	1591.80

*Includes Furniture Package



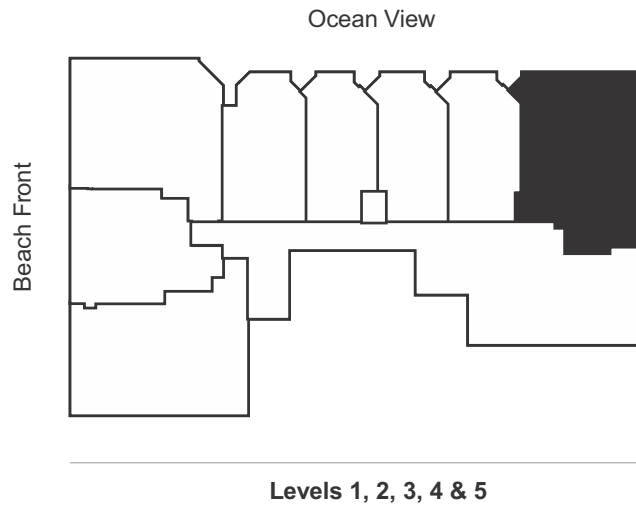
Plans

Unit Type : Two Bedroom Ocean View

Approximate Total Floor Area: 68.5 Sqm

	Level 1	Level 2	Level 3	Level 4	Level 5
Unit Sales Number	508	516	524	532	540
Price VEP (FJD)	\$798,160.00	SOLD	SOLD	\$866,525.00	\$904,200.00
Unit Entitlement	2208.20	2208.20	2523.70	2523.70	2839.20

*Includes Furniture Package



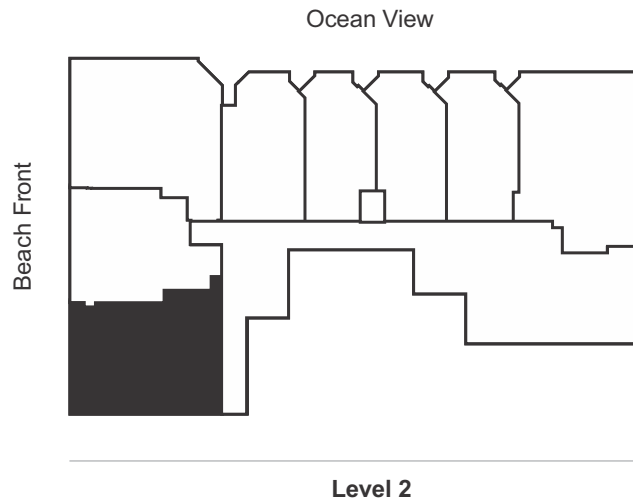
Plans

Unit Type : Two Bedroom Beach Front

Approximate Total Floor Area: 66.60m

	Level 1	Level 2	Level 3	Level 4	Level 5
Unit Sales Number	-	509	-	-	-
Price VEP (FJD)	-	SOLD	-	-	-
Unit Entitlement		3129.30			

*Includes Furniture Package



First, Third, Fourth & Fifth Floor Plan



Second Floor Plan



Plans

Ground & Site Plan



Roof Top: Bar Restaurant, Entertainment, Scenic Viewing



Furniture Package Details

Main Bedroom (One Split King Bed)		Standard size pillows	4
Headboard	1	Standard size pillow protectors	4
King Mattress ensemble	1	Fitted double sheets	2
Bedside table Night stand	2	Flat Double sheet	2
Bedside table reading light	2	Tailored valance	1
		Mattress protector	1
Prints	2	Insert duvet	1
Sheers and blackout curtains	1	Duvet cover	1
Painted feature wall to colour scheme	1	Decorative throw	1
Accent bed cushions	2	Spare blanket	1
King size pillows	4		
King size pillow protectors	2	Studio (One Split King Bed)	
King Pillow cases	2	Headboard	1
Fitted King sheets	2	Double mattress ensemble	1
Flat King sheets	2	Bedside table / Night stand	2
Tailored valance	1	Bedside table reading light	2
Mattress protector	1		
Inset duvet	1	Prints	2
Duvet cover	1	Sheer and blackout curtains	1
Decorative throw	1	Painted feature wall to colour scheme	1
		Accent bed cushion	2
Spare blanket	1	Standard size pillow	2
Artwork (For bathroom)	1	Standard pillow protector	2
Room safe	1	Fitted double sheet	2
		Flat double sheet	2
Second Bedroom (Double Bed)		Tailored valance	1
Headboard	1	Mattress protector	1
Double Mattress ensemble	1	Insert duvet	1
Bedside table / Night stand	2	Duvet cover	1
Bedside table reading light	2	Decorative throw	1
Prints	2		
Sheers and blackout curtains	1	Spare blanket	1
Painted feature wall to colour scheme	1	Artwork (For bathroom)	1
Accent bed cushions	2	Room safe	1

Furniture Package Details

Entry		Oatmeal bowl	4
Framed mirror	1	Stacking cup	4
Painted Feature wall to colour scheme	1	Saucers	4
Decorated accessories	1	Sugar bowl with lid	1
Console	1	Tea pot	1
		Coffee plunger	1
Dining / Living Rooms		Mug	4
Dining chairs	4	Ashtray - clear	1
Dining chair (studio apartment)	2	Champagne flute	2
Dining table	1		
Upholstered lounge (Combo bed) (One & Two Bedroom)	1	Wine glass	2
Upholstered lounge chair (One & Two Bedroom)	1	Glass tumbler	2
Study desk	1	Sachet tumbler	1
Broadband internet socket	1	Plate mat	4
		Cooks knife	1
Accent lounge cushions	2	Carving knife	1
Coffee table	1	Paring knife	1
Artwork	2	Cooks fork - stainless steel	1
Decorator accessories	2	Melamine turner black	1
Shear and blackout curtains	1	Melamine spoon - heavy duty	1
Painted feature wall to colour scheme	1	Grater	1
		Tongs	1
Balcony Setting		Vegetable Peeler	1
3 piece outdoor setting (table, 2 chairs)	1	Can Opener	1
		Corkscrew wing lever	1
Homewares - Kitchen and Cleaning		Cutting board	1
Table knife	4	Salad bowl	1
Table fork	4	Colander	1
Dessert spoon	4	Dish drainer	1
Soup spoon	4	1.5 ltr storage jug	1
Tea spoon	4	Decor container - set of 3	1
Dinner plate	4	Steel saucepan - small	1
Bread and butter plate	4		

Furniture Package Details

Steel saucepan medium	1
Steel saucepan large	1
Frying pan	1
Sponge Succourer	1
Waste bin	1
Coat hanger	10
Ironing board with cover	1
Laundry basket	1
Microwave stacking - set of 3	1
Ice Bucket	1
Toilet tidy set - plastic	1
Free standing shaving mirror	1
Accessory tray	1
Portable Luggage rack	2
Electric Appliances	
Refrigerator	1
Cloths Washer / Dryer (stack unit)	1
Clock radio	1
Study desk lamp	1
Iron	1
Stainless steel toaster	1
Stainless steel kettle	1
1600 watt hairdryer	1
Cook Top	1
Dish Washer	1
Microwave	1
Entertainment	
DVD/CD player	1
32" flat screen TV (for 1 & 2 bedroom apts)	1
37" flat screen TV	1

Site Map



Activities include ▾

