



Looking for a cash flow boost?

6.5% fixed return for 5 years

WITH LIMITED TIME \$19,900 BONUS FURNITURE PACKAGE!
OFFER EXPIRES 30 JUNE 2009.

CASH FLOW POSITIVE RETURNS IN YOUR POCKET! PURCHASE A NEW DUAL-KEY APARTMENT AT HOTEL M APARTMENTS, TOWNSVILLE FROM JUST \$385,000 WITH UP TO 7% FIXED INCOME

We are pleased to introduce our latest property in the Oaks Hotel Group chain, the exclusive waterfront Hotel M Apartments situated in Townsville's vibrant award winning dining and marina precinct.

As an existing TOTAL Property Investors Group member, we would like to extend you an invitation to invest in a self-contained 4.5 star 2 bedroom dual key apartments in this boutique hotel.

Reasons Why You Should Seriously Consider This Investment:

1. Fully managed by renowned Oaks Hotel & Resort Group
2. More than a gateway to the Great Barrier Reef, Townsville is the Northern Business Capital of Queensland
3. One of Australia's fastest growing cities
4. Townsville's diversified business and industry includes tourism, mining enterprises, a major port, one of Australia's largest military bases, agriculture and more
5. 14,000 airline passengers arrive each week with over 50% business travelers
6. Borrow with interest rates lower than your returns

Want to make money while you sleep?

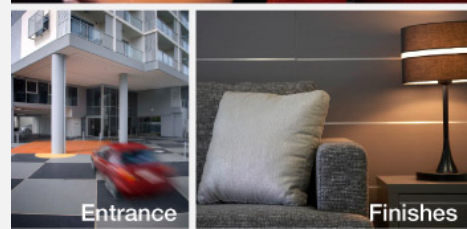
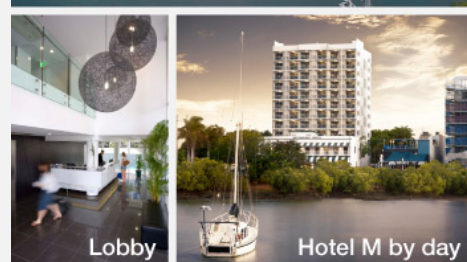
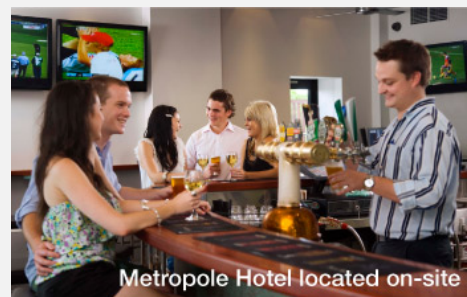
"With interest rates at a 49-year low and a fixed income of 6.5% per annum for 5 years from the date you settle your purchase, this investment will be considerably cash flow positive."

Purchase Considerations:

1. Purchase in your self-managed super fund (SMSF)
2. Pay cash and receive much higher returns than interest from a bank term deposit
3. Borrow up to 80% LVR via a range of lenders

Looking for investment certainty in these economically uncertain times?

Oaks have 34 hotels containing 5,311 serviced apartments that are located throughout Australia, New Zealand and in Dubai in the United Arab Emirates. Founded in 1991 and listed on the ASX in 2006, Oaks is amongst Australia's leading apartment management companies delivering superior returns to apartment owners.



EXAMPLE: TO THOSE INVESTORS WHO EARN \$80,000 PER ANNUM, APARTMENT 402 PRICED AT \$459,900 INCLUDING FURNITURE IS CASH FLOW POSITIVE BY \$211 PER WEEK* AFTER ALL EXPENSES HAVE BEEN PAID.

[Click here to arrange for a personal income analysis with our financial expert.](#)

Call 1300 393 855 today to find out more about Hotel M Apartments

* This will vary depending on your own individual circumstances. Calculations have been made on the basis of a loan fixed for 3 years with an interest rate of 6.19%.

