



**A UNIQUE
INVESTMENT
OPPORTUNITY**

2017

Mungalli Falls
A RAINFOREST RETREAT LIKE NO OTHER

 **5** MILLION **\$3.1** BILLION

WORLD CLASS REGION

Cairns is one of Australia's most visited destinations, with 5 million international and domestic visitors in 2016. Ongoing developments and infrastructure improvements will only help to increase on the \$3.1 billion dollars injected into the economy by tourism in 2016.

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THE REGION



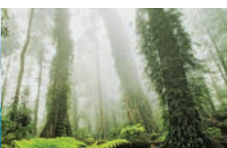
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**WET TROPICS
OF QUEENSLAND**



2

**GREAT
BARRIER REEF**



3

**GONDWANA
RAINFORESTS OF
AUSTRALIA**



4

**FRASER
ISLAND**



5

**AUSTRALIAN
FOSSIL
MAMMAL SITES**

WORLD HERITAGE SITES

Holding 5 of Australia's 19 World Heritage Areas, Queensland is renowned globally for its nature-based tourism destinations.



OLDEST RAINFOREST IN THE WORLD

Situated directly beside Mungalli Falls, the Wet Tropics World Heritage Area is a treasure trove of natural wonders, flora and fauna species found nowhere else in the world, spectacular scenery and the birthplace of one of the world's oldest cultures.



EDUCATION

Tropical North Queensland is home to an extensive number of primary and secondary schools as well as tertiary and vocational training institutions, and also hosts thousands of international students each year. These drivers have led to an increased demand in reputable resorts and a demand for educational facilities to cater for institution's offsite activities.

\$1 BILLION 

AIRPORT REDEVELOPMENT

More than \$1 billion dollars is flagged over the next 20 years to redevelop facilities and drive tourism growth.

+\$3 MILLION 

INVESTMENT IN MARKETING

Driven by Tourism Tropical North Queensland, a \$3 million investment in marketing for the region in 2016/2017 will drive economic activity and tourism initiatives.

\$9.8 BILLION 

FUTURE FOCUSED DESTINATION

More than \$9.8 billion is being invested directly into infrastructure in the Cairns region, supporting growth in the area.



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ICONIC LOCATION

Mungalli Falls, situated an hour and a half south of Cairns' International Airport in Tropical Far North Queensland, is in one of Australia's fastest growing tourism areas. Located 12km east of the town of Millaa Millaa on the Atherton Tablelands, **Mungalli is on 5 titles of freehold land totaling 153.9 hectares.**

Established as one of the great nature-based tourist destinations of the world, the current facilities play host to thousands of local and international students and day visitors each year. The property has already cemented its reputation as one of the most unique natural resort-stay experiences in the international market.

FEATURES:

- The property overlooks the World Heritage Wet Tropics, which is renowned for being the oldest rainforest in the world and has absolute frontage of the Beatrice River.
- The property holds the only freehold waterfall in Far North Queensland.
- Nearby tourism attractions include: The Great Barrier Reef, dairy farms, historic townships with pubs and rodeos, ancient limestone caves and lava tubes.



2017

MUNGALLI FALLS
Cairns | Australia
A Unique Investment Opportunity



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OPPORTUNITY



A one of a kind opportunity exists for the development of the already well renowned property.

As well as already being code assessed for a hotel, the proposed development will be comprised of the following 'stand-alone' components:

WORLD CLASS HOTEL

The southwest hill slopes offer the perfect setting for a unique 250-person hotel, with wall to floor glass windows providing unobstructed views over the World Heritage Rainforest and iconic Misty Mountains landscape.

STUDENT VILLAGE

An upgraded Student Village comprised of rainforest research centres, a redeveloped student lodge and recreational training facilities would create a service offer unrivalled in the region.

RESTAURANT AND RETAIL OUTLET

At the site of the falls, a restaurant, major day/night visitors centre and a village market will be established, allowing visitors to browse retail offerings, enjoy sumptuous meals showcasing the local produce and relax overlooking the freehold Mungalli Falls.

EDUCATIONAL AND RECREATIONAL FACILITIES

The development will be at the international forefront of nature-based recreation and educational offerings, with patrons experiencing everything from guided rainforest tours, world class recreation facilities for corporate and sporting teams as well as research centres for industry specific Wet Tropics research.

SPA RESORT EXPERIENCE

Indulge in the ultimate luxury spa experience, nestled in an oasis of beauty and tranquility. The Spa will offer world class services, locally sourced exclusive products and an acclaimed location.



A UNIQUE INVESTMENT OPPORTUNITY

INVESTMENT OPPORTUNITIES

“Atherton Tablelands tourism is estimated to be valued at \$123 million. This region is blessed with outstanding world class attractions, world heritage rainforests and attracts over 790,000 visitors. Our greatest opportunity is a large scale hotel. With this type of facility the region will be able to increase overnight visitation, extend visitors length of stay and attract large charter groups.”

Bronwyn Cant, Executive Officer, Tropical Tablelands Tourism Tropical North Queensland, Jan 2017

INVESTMENT OPPORTUNITIES

- The property has strong potential for investment returns with government approval obtained for a hotel site development.
- The property would be unrivaled within the region, filling a much needed gap in the hotel/resort marketplace.
- The local area is rich in produce, providing opportunities for a strong food and beverage offering to guests and day visitors.
- The education market for Mungalli Falls is already well established, with potential for additional market growth once redevelopment is completed.
- The current strong national and international patronage under Mungalli Falls' current infrastructure demonstrates the potential for significant increased return once an upgrade is completed.





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PERFORMANCE



Under the current infrastructure and service provisions, Mungalli Falls is experiencing a consistent net turnover, high occupancy rates and has a strong position in the student/education experience marketplace.

PERFORMANCE



Strong student patronage from schools across Far North Queensland, as well as internationally from China, Japan, Papua New Guinea and the United States of America.

 **236**

Current Student Village accommodates 236 students and infrastructure includes a licensed restaurant, staff accommodation, care taker accommodation, 6 dormitory style lodges, 9 cabins, activities hall (shed) and an archery shed.



Current restaurant facility overlooks the waterfall, catering to day visitors, students and onsite service providers.



High occupancy rates with repeat business from domestic and Asian education groups.

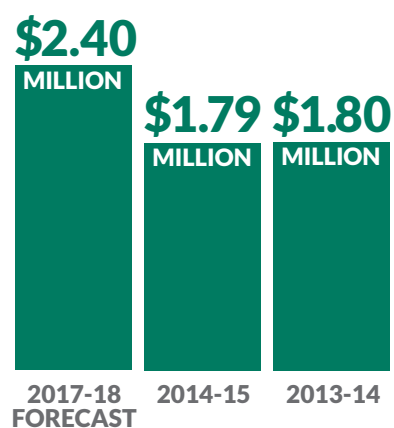
Current Student Occupancy:

7,000 P.A.

Projected 2017-18 Capacity:

10,000 P.A.

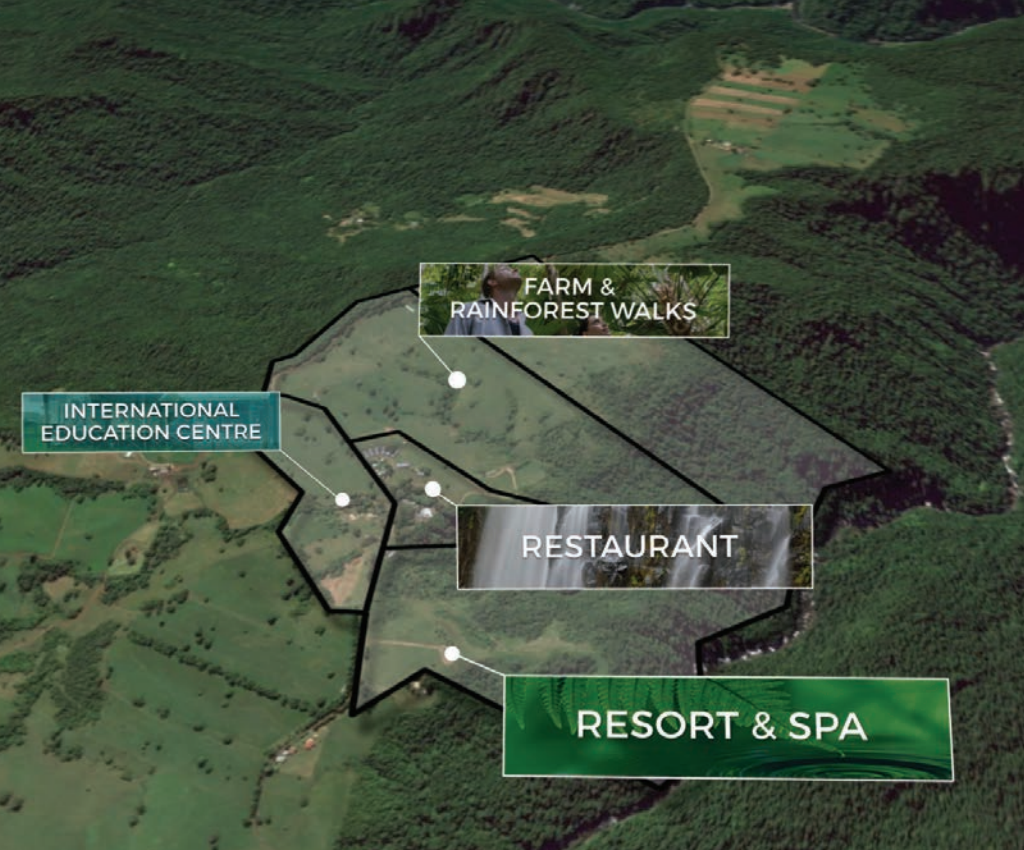
(Asian education groups)



Projected income: \$2.40m 2017-18

Total income: \$1.79m 2015-16, 1.80m 2014-15.

Low overheads and minimal additional costs.



“

*This is more than an
exceptional investment
opportunity, it is the chance
to deliver to the world an
experience like no other.*

”

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