V - 50.

NSW ICAC EXHIBIT

Weekend Edition, Nov 5 - 6, 2005

THE DONCASTER
SMALL LUXURY HOTEL - BRAIDWOOD

located in the National Trust Listed town of Braidwood, NSW, this boutique hotel and licensed restaurant is offered for sale. With potential returns exceeding 15% this opportunity would suit the investor or management couple.

FOR SALE $2,550,000

For more information visit www.thedoncaster.com.au email info@thedoncaster.com.au for sale information. or contact Denver Shoemark, Shoemark Real Estate

AUCTION

BEST REGIONAL CENTRE REFURBISHMENT

- State Of The Art Equipment
- Quality Gaming Venue
- Growth Potential
- Major NSW Growth Centre

Auction: Thursday 1st December 2005

Manenti, Quinlan & Associates (02) 9744 8833 www.mq.com.au

(02) 6925 3544 & Jim Dunbar

Country Motel Qld

Rural Qld border town, 3.5 hours from Brisbane. 10 rooms, 50 seat Rc restaurant. Great takings last year $254,497. Price $820,000 plus s.a.v. Ph. 0402 271 788

MQ MOTELS

FREEHOLDS

Fr $1.5M to $4.75M Waterfront Motels 4 to Choose From. Stunning Positions. Great Future Potential with Strong Trading Figs.

$500K Murray River Region. 14 Units. $150K T/o. Good - Improve. B&B Only.

$660K Rowell Hwy. Prosperous Country Centre. $100K T/o. Family Residence. 17% Yield.

$1.295M Central Coast. 15 Units. 1200m² Land. Lake Views. Walk to Shops & Restaurants. Zoned High Rise.

$1.500M Hunter Valley. Quality Inspection. 4BR Family Res. $300K T/o. Just Listed.

$1.500M Mid Coast Resort Centre. 14 Units. Walk to Club & Beach. Very Well Maintained. New Listing.

$1.75M Regional City. $400K T/o. Small B/Fast Room. Walk to Club. Prime Position. 4 Star.

LEASEHOLDS

$320K 23 Units. Country Centre. T/o $345K. Rent $72,000.

$360K 30 B&B Units. Walk to Restaurants. $340K T/o. $90K Rent.

$370K Pacific Hwy. $535K T/o. Rent $144. Bargain Buy.

$390K Blue Mts New Lease 490K T/O Quality Boutique Inspection. Prime Tourist Area.

$495K Central Coast 8 & Close Club & Beaches 16 Yr Term.

$560K Town Centre. B'fast Only. $520K T/o. Rent $130K. Rent $100K. New All Cons. Income.

Ray Leslie 0407 220 114
John Redwood 0418 664 525

Manenti, Quinlan & Associates (02) 9744 8833 www.mq.com.au

Country Pub $750K

Unique opportunity to purchase fully renovated country pub, 2.5 hrs from Sydney. This Hotel is probably the best hotel in country NSW, with not a $ to spend. Ideal for husband and wife. Easily run with dining room, 6 room accom. & single bar. The town is experiencing rapid growth due to tourism & proximity to major regional centre. Contact vendor direct on 0410 [illegible]

HOUSTON & RENOUF BROKERS

FREEHOLD
Hunter 15 rms 5 b/r res motel shows 13½% return. 3½ & 4 star pool bbq all grd floor all brick. New listing. $1.5M

BACKPACKER
Prime pos. in major tourist town. Room to beach 2 br res $1.45M

LEASEHOLD
Nthcst 12 rm 3½ star B&B solid small motel. easy to operate. well priced $295K

Ph. 0411 [illegible]

AUCTION

ROYAL HOTEL

Sale Includes Dormant (Off Licence Retail) Located in Oberon

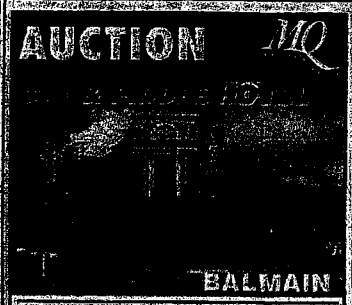
- $2,700,000 Annual Revenue
- 10 Pokies & Valuable 3am Licence
- Self Serve Bottle Shop
- Outstanding Refurbishment
- 2 Hours From Sydney

Auction: Thursday 24th November 2005

Manenti, Quinlan & Associates (02) 9744 8833 www.mq.com.au

(02) 6925 3544 www.hotelbrokers.com.au

AUCTION MQ



BALMAIN

Substantial Freehold Hotel

- Magnificent 2 Story Licensed Property
- 15 Pokies with Direct Off-Street Access
- Sporting and Entertainment Mecca
- Balmain's Best Opportunity

Manenti, Quinlan & Associates Pty Ltd Ph (02) 9744 8833 www.mq.com.au

MQ AND ASSOCIATES

LIQUOR STORES

T/O $21,600pw. Liquor + Convenience. Great Location. Cooling Market. Lifestyle and Profit.

$9,400pw. Large Store With Excellent Possibilities. Large Indoor 10B Residence.

$875,000. T/O $21,000pw. Large Premises. Potential for Dining Into Main Restaurant Business.

$17,000pw. High Quality Residential Area. Solid Business.

$30,000pw. Liquor + Lotto. Great Parking. Good Hotel for Liquor Store.

$12,000pw. Modern Fit-out. Quality Parking. Great Exposure.

$24,000pw. Shopping Complex.

$24,000pw. Main Shopping Strip.

Leaders in Liquor Industry Sales

Manenti, Quinlan & Associates (02) 9744 8833 www.mq.com.au

Specialist Motel Brokers

100+ Properties Listed
Excellent Opportunities
Visit our website today

HPBrokers
Hospitality Property Brokers

MOTEL

KIAMA Bkm
- Brand new lease
- 30 large rooms
- Refurbished
- Top position
- 3 B/R residence
- Walk everything

1800 198 858 hpbrokers

FOR SALE BY EXPRESSION OF INTEREST

9 MONKEYS TAVERN
GATEWAY VILLAGE, ALBURY WODONGA
Expressions close 4.00pm Wednesday 23 November 2005
Leasehold
Registered Lease 10 Year Tenure
- Population Base 150,000
- Major Conference Centre
- Huge Restaurant/Café & Tenis Area
- Exceptional Bar & Wine Trade
- Night Club Potential
- TAB
- Murray River Setting

410 David St, ALBURY NSW 2640
Ph: 02 6023 5777

Motel Brokers

Major Regional Centre — Hwy location. Repeat clientele. Showing 15% return. $1.32M

Mid North Coast. B&B Only. Huge res & on acres in major centre. Rare opportunity. $990,000.

Mass Hotel Brokers 0409 [illegible]

VERY CLIFF TENDERS

27 Elizabeth Street, Tamworth
Phone (02) 6766 3155

CBRE
CB RICHARD ELLIS

Sydney CBD Hotel Investment

Prime George St Location

Purpose built Hotel & Retail Shop

EOI Close: 24/11/05

Please see our ad in today's Commercial Section

James Aroney 0408 245 554
Ben Parkinson 0407 710 389

02-9333-3333

MQ

EXCELLENT FIRST TIME OPPORTUNITIES

Various Locations

Contact Adam Spencer-Carr on 0427 468 357

Manenti, Quinlan & Associates (02) 9744 8833 www.mq.com.au

THE BALMAIN MONKEY BAR
255 Darling Street

THE COMPLETE PUB

- Fully Licensed, Vacant Possession
- Prime Commercial Corner Site
- Outstanding Presentation
- 18 Poker Machines, Pub-TAB

Mike Wheatley (02) 9036 6762 / 0409 610100
Greg Holmes or Dugald Parsons 0407 823180/0429 823180

Knight Frank

Auction Date 24 November 2005

DICKS HOTEL - BALMAIN

Licensed Freehold, Vacant Possession

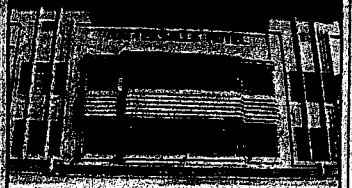
- One of Balmain's Great Pubs
- Traditional Bars
- Features the Dome Beer Garden/Bistro
- Nine Poker Machines
- Huge First Floor Potential
- The Heart of Tiger Territory

Auction Date 17 November 2005

ENQUIRIES: Mike Wheatley 02 9036 6762

Knight Frank

Tattersalls Hotel Armidale



Excellent Opportunity

Freehold Sale by Tender

- Prime CBD location
- Front Bar, Gaming Room (15 Active Machines); Rear Bar/Restaurant/Entertainment (Lic 300) area
- 40 room accommodation plus 3 bedroom manager's flat
- Hotel with potential or ideal re-development site

Tenders Close: 25 November 2005 - 4.00 pm
Contact: Stephen Hall
Forsyths Chartered Accountants
P: 02 6766 5166
E: shall@forsyths.com.au

Forsyths Chartered Accountants

FREEHOLD HOTELS

1. Freehold Sydney Prince adjoining largest new growth area with over 2000 housekeeping blocks being released just minutes away. The Hotel already enjoys great mix of trade from Bar, Drive-In, Food and Gaming (15 Machines). Tremendous potential here for the buyer with vision. Price $7,750,000
2. Freehold with 12 PMC's. Newcastle Inner suburban Hotel. Renovations just completed & yet to achieve full potential. Indications already showing around 12% capital rate on $3 Million. Be Quick.
3. Country Freehold. Ideal Husband & Wife Team Pub. Good inspection has great mix of [illegible] Accommodation & Meals. Minimum Cash Required $350,000. Full Price Reduced to $1 Million. Value Here
4. New 15 Year Lease Newcastle Suburban Location. Recently renovated. Great Opportunity for energetic couple to own & operate this business which will grow as new Housing Developments continue just minutes away. Full Price $[illegible]

Ray Bailey, Newcastle Hotel Brokers P/L
Tel (02) [illegible]
Level 1/1 Honeysuckle Drive NEWCASTLE

HOTEL LEASEHOLD MQ

Inner West
20 Years
15 Poker Machines
4 Card Machines

OUTSTANDING OPPORTUNITY
TOP LOCATION

Manenti, Quinlan & Associates Pty Ltd Ph (02) 9744 8833 www.mq.com.au

AUCTION SALE

Empire Hotel - Annandale

A UNIQUE INNER CITY PUB

Substantial Inner City Freehold
Great Mix of Trade
20 Poker Machines
Late Licence with P.O.P.E Approval
Includes Additional Real Estate

AUCTION DATE: 17 NOVEMBER 2005

Knight Frank

NOTICE MQ

HOTELIERS OUTSTANDING OPPORTUNITY

MAITLAND FREEHOLD HUNTER VALLEY

NSW ICAC EXHIBIT

Dugald Parsons
0429 623199

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Tattersalls Hotel Armidale

Excellent Opportunity

Freehold Sale by Tender

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- Front Bar; Gaming Room (15 Active Machines); Rear Bar/Restaurant/Entertainment (Lic 300) area
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Contact: Stephen Hall
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P: 02 6766 5166
E: shall@forsyths.com.au

Forsyths
Chartered Accountants

NOTICE

MQ AND ASSOC

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