

LUXURY WITHOUT COMPROMISE

Robb Report

SINGAPORE



09/2019

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INVESTMENT IN HOTEL VILLAS OR SUITES: Your next must-buy property investment

Investment in Hotel Villas or Suites is a rapidly growing type of property investment that investors should consider adding to their portfolio and here's why:

Opportunities to invest in real estate are everywhere and there are innumerable ways to add them to your investment portfolio, and although hotels are some of the less often considered, they are actually some of the most lucrative forms of property investments available in the world.

Property investments are not only about the acquisition of houses, apartments or condos, and although these types of real estate investments can bring substantial income, the risks are also higher as the property market can fluctuate and sometimes even collapse. Real estate ventures can be profitable, but hotel investments are uniquely promising and distinctly rewarding.

Real Estate Investment

Property investment is a long-term asset which has outperformed all other asset classes in the world. Residential investment property is the best asset for inflation-beating wealth, and if you combine the benefits of leveraging in property investment, the potential upside is colossal.

But to understand what makes hotel investment so loaded with better potential, you've first got to understand some of the basics of real estate investment. When you buy a home, an apartment, or property of any kind, you have to understand that it's not going to make any money just sitting there empty. To generate a profit, any real estate investment is going to need occupants, and to achieve so, you also need to invest in real estate broker fees, maintenance fees and even expensive furniture in most cases, plus you have to consider the timing between the moment of acquisition of your property versus the time the property is actually rented.

Hotel Investment

Buying a Hotel Villa or Suites replicates the buy-to-rent market very well, but as your property is part of a hotel, you are generating rent money night after night, but also you don't have to worry about any other traditional real estate challenge as it is up to the hotel management team to advertise the property, furnish it, take care of bookings, collect the money and even clean it. As all of this is part of a contract, there are no extra hidden fees, maintenance fees, taxes or other fees of any kind. Effectively, the hotel management team does all the work and then pays you the money that was guaranteed.

You simply buy the Hotel Villa or Suites and let the hotel management company fill it with guests and maintain it. The management team collects the room fees and distributes some of this to you. They also do all the advertising, booking, cleaning, and repair work. You sit back, relax, and receive an annual income for all your efforts!

With a real estate unit, you may generate an average of \$2,000 per month minus maintenance and other fees. A luxury hotel room usually collects \$1,000 minimum per night. If the hotel is



in a good market, has proper management, if it's associated with a luxury brand, by far hotel investments are going to be uniquely lucrative, as the annual Return on Investment in a hotel is usually in the region of 10% and is guaranteed.

Even operationally, hotels offer some unique perks over other real estate projects. For example, with a hotel, there's no concern over delinquencies or renters who simply won't pay their rent. You also don't have to face the worry of your property being vacant for a long stretch of time; again, assuming the hotel is located in a good market, has an excellent leadership team, and a recognizable brand, you can feel confident that there are going to be tourists and travelers paying for rooms.

The main benefit of investing in a Hotel Villa over a house is the cost. A lower point of entry means that you make a cash purchase that is the equivalent of the deposit you would pay on a property. As the management team takes care of the day-to-day running of the hotel room, it is a secure investment from a work point of view. You are kept free of stress and can enjoy a yield that is often higher than that of many properties.

PRIVILEGE HOTEL OWNERSHIP BY TAYRONA.

The Privilege Hotel Ownership (PHO) is the Hotel investment program offered by Tayrona Capital Financial Group, a global Investment Group headquartered in Singapore with over 40 years of experience in the hospitality industry and a company behind some of the most luxurious hotel developments and properties in the world. Investing through a platform like Tayrona's PHO is also investing in experienced hotel management teams, recognized track records of profitability and in expert hoteliers. Tayrona chooses promising markets and ensures higher guaranteed returns to our clients. All the pieces needed for a profitable real estate investment are included in this program.

EXCLUSIVE BENEFITS OF THE PRIVILEGE HOTEL OWNERSHIP (PHO) PROGRAM BY TAYRONA.

- Low initial investment to obtain the Property Title or deed.
- Investment with higher return (ROI): It means that the return on your money is net; There are no additional costs to pay. The management company performs the conversion process, makes reservations, collects the "rent," checks out and maintains the room. The higher the room occupancy, the greater your earnings.
- Guaranteed income for life: Guaranteed income starts from 5% to 20% depending on the location and category of the property acquired (Development, Pre-Construction, Construction, and Operation).
- Investment in Ultra Luxury Properties aimed at elite clients.
- Unlimited stays on the hotel property: Once the hotel is in operation, you have the right to enjoy the property for days and/or weeks as long as the hotel has availability and the reservation is made with a minimum of 10 days anticipation. (* Terms and conditions apply).
- The client can enjoy a 40% discount on all the services offered by the hotel during their stay.
- Tax free and maintenance free: Initial and lifetime investment with no costs, fees, or additional expenses.
- Exclusive access to the Privilege Luxury Club by Tayrona: All clients receive Membership Rewards equivalent to 10% of their investment in free stays and lifestyle experiences in more than 1,000 luxury hotels worldwide (www.privilegeluxuryclub.com). (* Terms and conditions apply)

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