

# FINANCIAL REVIEW

SE **Property**  
HD **Noosa battle hots up**  
BY Mercedes Ruehl  
WC 407 words  
PD 11 November 2014  
SN The Australian Financial Review  
SC AFNR  
ED First  
PG 33  
LA English  
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The Sheraton Noosa Resort and Spa has received record bids of more than \$120 million, with the competition on to **buy** the iconic Queensland coastal town asset.

The Karedis family, which has invested in a number of **commercial** properties, is tipped as a front-runner, say sources close to the **transaction**.

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No deal has been struck yet and a host of other strong domestic and offshore groups are understood to still be in the running for the **hotel**.

Noosa is the second home of many millionaires and wealthy business elite and has been dubbed a playground for the rich and famous. The 176-room Sheraton Noosa is owned by Valad **Property Group**, which is controlled by Blackstone.

If investment companies associated with Theo and Greg Karedis do ultimately acquire the **hotel** it would be one of the first big **purchases** of a **hotel** by a domestic buyer in some time. Theo Karedis, who came in at number 92 on the BRW Rich 200 list for 2014, has bought hotels in partnership with Arthur Laundry before. The pair bought the Manly Pacific **Hotel** back in 2003. The family invests through Karedis Investment **Group** and Arkadia **Property Services**, which is headed by Greg Karedis.

Valad could not be reached for comment and the Karedis Investment **Group** was uncontactable. The campaign is being run exclusively by McVay Real **Estate**, who also declined to comment. McVay is also handling the **sale** of the Gold Coast Sheraton Mirage with Knight Frank.

Leased to Starwood Hotels and Resorts, The Sheraton Noosa has been reported as having redevelopment and value add opportunities.

The **sale** would market yet another **transaction** in a record year for Australia's **hotel** market.

Many big ticket and iconic hotels have traded hands this year, primarily to offshore investors.

**China's** Sunshine Insurance **Group** is in the final stages of securing the Sheraton on the **Park** in Sydney for about \$465 million. Earlier this year the Sofitel Wentworth went to the Singaporean Frasers **property group**, for \$202.7 million.

Meanwhile The Australian Financial Review first revealed that Hilton Worldwide was putting its Sydney **hotel** on the market.

JLL has been appointed to sell the asset although it is understood the campaign will not officially start until 2015. Price expectations are for well over \$450 million.

Key points Karedis family tipped as front-runners to **buy** landmark **hotel**. Interest from domestic and offshore investors.

**CO** valpgp : Valad Property Group | blgrou : The Blackstone Group LP

**IN** i6651 : Hotels/Motels | ireest : Real Estate | i66 : Hotels/Restaurants | i665 : Lodgings | icre : Real Estate/Construction | ilea : Leisure/Arts/Hospitality | itourm : Tourism | i81502 : Trusts/Funds/Financial Vehicles | i8150206 : Closed-end Funds/Investment Trusts | i815020602 : Real Estate Investment Trusts | ifinal : Financial Services | iinv : Investing/Securities

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