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HD **Chinese** syndicate pay top dollar for boutique **hotel**
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A KANGAROO Point boutique **hotel** has bounced into rarefied territory with a **Chinese** investment syndicate paying what is believed to be record price per room for the **property**.

The syndicate paid \$13.5 million for Il Mondo Boutique **Hotel** on Rotherham St after an expressions of interest campaign by JLL Hotels & Hospitality **Group**'s Paul Fraser and Peter Harper.

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Mr Fraser said they received about 100 inquires from a range of owner-operators, passive investors and developers, both locally and internationally.

"The asset's underlying fundamentals being: a quality product in a core location with an established trading history resulted in the **sale** process being hotly contested," he said.

"We received significant interest from a range of owner-operators, passive investors and developers. Notably, many of these groups were new entrants to the Brisbane market or **hotel** sector in general." Mr Fraser said the **sale** represented a price per key of \$337,500 – far surpassing other CBD fringe and metropolitan **hotel** sales that had taken place in Brisbane in recent years.

He said the **transaction** could be considered a fresh benchmark for Brisbane's **hotel property** market.

Developed by family **company** GBW Developments in the 1990s, the award-winning **property** offers 40 keys comprising **hotel** rooms and apartments, a restaurant, swimming pool and undercover parking.

It occupies a prominent 1580sq m freehold **site** and zoning provisions allow a **residential** redevelopment upside.

Mr Harper said the result was not surprising given the investment activity in mid-scale hotels across Australia.

"It's exciting to see how this sector of the market has now become a major interest of offshore buyers," he said. "Previously, foreign capital only focused on \$20 million plus assets in the capital cities. Now we're being inundated by foreign investors, primarily from mainland **China**,"

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