

PROPERTY APPRAISAL OVERVIEW.



Thank you for the opportunity to provide a Market Rental Proposal for your property.

Alloggio is one of Australasia's leading short-term and holiday rental management teams. We help property owners unlock the full potential of their homes through expert management, national marketing reach, and strong local insight.

Based on current STRA market conditions and comparable properties in your area, we have prepared an estimated rental outlook that reflects your property's location, presentation, and guest appeal.

With the right exposure through the Alloggio network, trusted travel partners, and tailored marketing activity, your property has the potential to achieve the following:

PROPERTY PERFORMANCE ESTIMATE

Property Address: 885 Dulguigan Road, North Tumbulgum NSW 2490

Annual Gross Revenue (estimate): \$130,000 - \$160,000

Estimated Occupancy: 60%

Estimated Annual Projected Yield: 4.3% - 5.3%

Note: The above figures are estimates only and cannot be guaranteed. Projected income may strengthen over time as the property establishes its presence in the market and gains booking momentum.
Listed price estimate of \$3,000,000 as at June 2026.

These figures represent projected annual performance before management fees and any owner-related costs are deducted. Net revenue is paid monthly.

Projections take into account local rental demand, comparable properties, and the quality and presentation of your home. Professional photography and clear, high-

quality listing copy play a key role in attracting strong bookings.

If you would like to proceed, we can prepare a Holiday Management Agency Agreement for your review and provide guidance on STRA regulations, licensing, and insurance requirements in your state.

alloggio:



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This rental appraisal is for the sole use of the party to whom it is addressed and no responsibility is accepted to any third party who may rely on the whole or any part of this appraisal.

***Disclaimer:** The figures above are given on the basis that they offer a conservative guide only as to financial returns associated with similar properties. It also assumes that the property has been supplied with quality fittings and furnishings as we have not physically viewed the property. The contents do not constitute legal or financial advice, are not intended to be a substitute for legal advice and should not be relied on as such. You should seek legal and financial advice or other professional advice in relation to any matters you or your organization may have. Alloggio Management Pty. Limited ACN 618 814 556 as trustee of the Alloggio Management unit trust ABN 93 701 872 338 Licence No. 10061589 accepts no liability for their accuracy and analytic average.*