



Dear Jason,

Property Appraisal for 14/79-83 Tweed Coast Road, Bogangar, NSW 2488

Thank you for the opportunity to prepare this appraisal for your property. I'm pleased to present our insights into its earning potential within the holiday letting market, based on a 12-month forecast.

This appraisal has been developed through a detailed analysis of comparable properties, alongside performance data from similar homes currently under our management.

While these projections are informed by past performance and current market trends, it's important to note that future returns may vary due to changing market conditions and economic factors. As such, the figures provided are estimates only and do not guarantee outcomes.

I am pleased to provide the following overview.

Season	Nightly Rate	Weeks in Season	Occupancy	Days Occupied	Gross Revenue
Low Season	\$240	18	50%	63	\$15,120
Mid Season	\$285	22	55%	85	\$24,140
High Season	\$349	8	80%	45	\$15,635
Peak Season	\$545	4	90%	25	\$13,734
TOTAL				218	\$68,629

Once a property has been leased and managed for over 12-months, we expect forward bookings to have higher nightly rates and occupancy, thus generating 5+ % annualised income growth.

Thank you once again for your time, and please do not hesitate to reach out with any questions.

Kind regards,

Elle-Rae Witherspoon
Business Development Manager
Coastal Letting Group

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