



03 October 2025

## Airbnb Appraisal of 12 Mimosa Road, Budgewoi NSW 2262

To Whom It May Concern,

We are pleased to provide you with an appraisal for the potential Airbnb revenue for this property. Drawing from our professional experience managing properties across Port Stephens, the Central Coast, Lake Macquarie and the Hunter Valley, as well as a careful analysis of comparable listings in the vicinity, we estimate an annual Airbnb revenue of approximately **\$125,000**.

This estimate considers a range of factors, including current market trends, seasonal demand and the unique features of your property. We anticipate a maximum nightly rate of **\$1,450** during peak period and a minimum nightly rate of **\$185** during off-peak periods. With an estimated occupancy rate of **75%**, your property is well-positioned to attract a steady stream of guests throughout the year.

Should you require further clarification or have any questions about the details provided in this appraisal, please feel free to reach out to us at any time. Our team is dedicated to helping you maximize the potential of your property and ensuring a seamless experience for both you and your guests.

Warm regards,

**Mark Johnson**

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