

Copacabana Property Management

Real Estate

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03/06/2024

Holiday Rental Appraisal

50 Pomona Road, Empire Bay NSW 2257

Revenue	Days	Median Rate P.N.	Occupancy	Total
Christmas School Holidays	37	\$600.00	80%	\$ 17,760.00
Easter & September School Holidays	28	\$500.00	60%	\$ 8,400.00
Long Weekends	6	\$550.00	80%	\$ 2,640.00
Mid Season Weekdays	149	\$325.00	30%	\$ 14,527.50
Mid Season Weekends	57	\$375.00	40%	\$ 8,550.00
Low Season Weekdays	64	\$200.00	25%	\$ 3,200.00
Low Season Weekends	24	\$275.00	30%	\$ 1,980.00
Total Revenue				<u>\$ 57,057.50</u>

Expenses	Commission Incl. GST	Cost Incl. GST	Total Incl. GST
	13.20%		\$ 7,531.59
Supplies		\$27.50	\$ 330.00
Marketing, Smart Pricing, Owner & Guest Portal, Security Monitoring		\$77.00	\$ 924.00
Total Expenses			<u>\$ 8,785.59</u>
Net Revenue			<u>\$ 48,271.91</u>



Comparable Properties

Peak Rate P.N.

101 Damien Drive Macmasters Beach NSW 2251

\$ 774.00

08 04 02

15 Mackillop Road, Kincumber South NSW 2251

\$ 667.00

08 04 02

20 Patanga Street, Kincumber NSW 2251

\$ 625.00

08 04 03

Agent's Estimated Rate

\$ 700.00

Kind Regards,

Jess Thorn
Jess Thorn

Director & Licensee-In-Charge

Mobile: 0432 948 738

Disclaimer:

This appraisal is solely based on the online viewing of the property with a link provided by the owner/agent in combination with median market prices for comparable properties at the time of the appraisal; all construction has been considered to be compliant, within guidelines/regulations and approved by relevant authorities.

The agency's commission fee per booking varies based on the property's availability throughout the calendar year; the commission rate calculated for this appraisal is determined by the property's status as a full-time holiday rental.