

Copacabana Property Management

Real Estate

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08/03/2024

Holiday Rental Appraisal 1 Vista Avenue, Copacabana NSW 2251

Revenue	Days	Median Rate P.N.	Occupancy	Total
Christmas School Holidays	37	\$850.00	80%	\$ 25,160.00
Easter & September School Holidays	28	\$750.00	60%	\$ 12,600.00
Long Weekends	6	\$800.00	80%	\$ 3,840.00
Mid Season Weekdays	149	\$400.00	30%	\$ 17,880.00
Mid Season Weekends	57	\$450.00	40%	\$ 10,260.00
Low Season Weekdays	64	\$325.00	25%	\$ 5,200.00
Low Season Weekends	24	\$375.00	30%	\$ 2,700.00
Total Revenue				<u>\$ 77,640.00</u>
Expenses		Commission Incl. GST	Cost Incl. GST	Total Incl. GST
		13.20%		\$ 10,248.48
Supplies			\$27.50	\$ 330.00
Marketing, Smart Pricing, Owner & Guest Portal, Security Monitoring			\$77.00	\$ 924.00
Total Expenses				<u>\$ 11,502.48</u>
Net Revenue				<u>\$ 66,137.52</u>



Comparable Properties

Peak Rate P.N.

106 Del Monte Place, Copacabana NSW 2251

\$ 855.00

08 04 03

36 Oceano Street, Copacabana NSW 2251

\$ 941.00

08 04 02

116 Del Monte Place, Copacabana NSW 2251

\$ 821.00

08 04 02

Agent's Estimated Rate

\$ 925.00

Kind Regards,


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.