



# Kahuana

HOMES

14/11/2025

## HOLIDAY RENTAL APPRAISAL

306 The Round Drive, Avoca Beach NSW 2251

| REVENUE                                                             | DAYS        | MEDIAN RATE | OCCUPANCY | TOTAL                |
|---------------------------------------------------------------------|-------------|-------------|-----------|----------------------|
| Christmas School Holidays                                           | 37          | \$1,200.00  | 80%       | \$ 35,520.00         |
| Easter & September School Holidays                                  | 28          | \$1,050.00  | 60%       | \$ 17,640.00         |
| Long Weekends                                                       | 6           | \$1,100.00  | 80%       | \$ 5,280.00          |
| Mid Season Weekdays                                                 | 149         | \$650.00    | 30%       | \$ 29,055.00         |
| Mid Season Weekends                                                 | 57          | \$725.00    | 40%       | \$ 16,530.00         |
| Low Season Weekdays                                                 | 64          | \$550.00    | 25%       | \$ 8,800.00          |
| Low Season Weekends                                                 | 24          | \$600.00    | 30%       | \$ 4,320.00          |
| <u>TOTAL REVENUE</u>                                                |             |             |           | <u>\$ 117,145.00</u> |
|                                                                     |             |             |           |                      |
| EXPENSES                                                            | PER BOOKING |             | PER MONTH | TOTAL                |
| Commission                                                          | 13.20%      |             |           | \$ 15,463.14         |
| Supplies                                                            |             |             | \$27.50   | \$ 330.00            |
| Marketing, Smart Pricing, Owner & Guest Portal, Security Monitoring |             |             | \$77.00   | \$ 924.00            |
| TOTAL EXPENSES INCL. GST                                            |             |             |           | <u>\$ 16,717.14</u>  |
| <u>NET REVENUE</u>                                                  |             |             |           | <u>\$ 100,427.86</u> |





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*Experience an escape where dreams take shape.*

## Comparable Properties

## Peak Rate P.N.

1 Warren Avenue, Avoca Beach NSW 2251

\$ 1,445.00



09



05



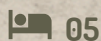
02

155 Cape Three Points Road, Avoca Beach NSW 2251

\$ 1,217.00



13



05



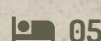
2.5

57 Arden Avenue, Avoca Beach NSW 2251

\$ 1,114.00



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03

## Agent's Estimated Rate

\$ 1,350.00

With warmest wishes,

Jess Thorn  
Director (LIC)

### 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 a year; the commission rate calculated for this appraisal is determined by the property's status as a full-time holiday rental.

In addition to the rent, guests are responsible for a cleaning and linen hire fee. The owner will only be charged for these services if they choose to utilise them personally. Optional regular property services such as garden or pool maintenance are available at the owner's expense. Please note that utility expenses, including water, electricity, and Wi-Fi, are also covered by the owner.