



Kahuana

HOMES

11/09/2025

HOLIDAY RENTAL APPRAISAL

2 Nooree Lane, Avoca Beach NSW 2251

REVENUE	DAYS	MEDIAN RATE	OCCUPANCY	TOTAL
Christmas School Holidays	37	\$900.00	80%	\$ 26,640.00
Easter & September School Holidays	28	\$775.00	60%	\$ 13,020.00
Long Weekends	6	\$725.00	80%	\$ 3,480.00
Mid Season Weekdays	149	\$475.00	30%	\$ 21,232.50
Mid Season Weekends	57	\$550.00	40%	\$ 12,540.00
Low Season Weekdays	64	\$375.00	25%	\$ 6,000.00
Low Season Weekends	24	\$425.00	30%	\$ 3,060.00
<u>TOTAL REVENUE</u>				<u>\$ 85,972.50</u>

EXPENSES	PER BOOKING	PER MONTH	TOTAL
Commission	13.20%		\$ 11,348.37
Supplies		\$35.00	\$ 420.00
Marketing, Smart Pricing, Owner & Guest Portal, Security Monitoring		\$77.00	\$ 924.00
TOTAL EXPENSES INCL. GST			\$ 12,692.37
<u>NET REVENUE</u>			<u>\$ 73,280.13</u>



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Experience an escape where dreams take shape.

Comparable Properties

Peak Rate P.N.

16 Endeavour Drive, Avoca Beach NSW 2251

\$ 1,083.00

09

04

02

76 Ridgway Road, Avoca Beach NSW 2251

\$ 1,095.00

08

04

03

75 Hillside Road, Avoca Beach NSW 2251

\$ 1,245.00

08

04

03

Agent's Estimated Rate

\$ 1,100.00

With warmest wishes,

Jess Thorn

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.