



BEACH
RETREATS™

Beach Retreats Broken Bay

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www.beachretreats.com.au

PROPERTY APPRAISAL FOR-

31 Olive Ave, Phegans Bay

Thank you for the opportunity to present this proposal.

Rates Schedule:

Peak Season (Christmas/ New Years)
Off Peak (School Holidays (excl Winter)
Shoulder (February -> Easter + Spring School Holidays -> mid December)
Winter (Easter to Spring School Holiday)

Rates/ night:

\$900
\$675
\$550
\$450

Expenses:

Commission	18% incl GST
Cleaning / Linen (paid by guests in addition to the rates)	\$250 / \$100
Professional Photos	\$350 approx
Marketing fee	\$300 pa
Listing fee	\$395
STRA Register	\$65 +\$25 pa
Smoke Alarm compliance + Evacuation diagrams	N/a

Occupancy expectation:

Economic factors always influence vacancy rates but as a general guide, we would expect 2 x weekly bookings at Xmas / New Year, all long weekends and miscellaneous bookings in school holidays and random weekends (traditionally more in Summer/warmer months).

Please note, these figures are a conservative estimate only and are influenced by outside factors. The way in which the property is furnished/ styled, guest occupancy (6-8) etc will impact bookings and rates. Call us for a free no obligation chat, 0417 045 022. We'd love to assist also in getting you up and running!

A little about us- Beach Retreats, is a full service boutique holiday accommodation agency specialising in holiday rentals on the Central Coast of NSW and Newcastle, Australia. As licensed real estate agents with decades of experience within this niche market our team focus solely on the management and marketing of holiday homes, giving our owners and guests the ultimate peace of mind that they are our main priority. Check out our website to read more and to see more of the Beach Retreats we manage- www.BeachRetreats.com.au