



BEACH
RETREATS™

Beach Retreats Broken Bay

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www.beachretreats.com.au

PROPERTY APPRAISAL FOR-

7/130 The Esplanade Umina Beach

Thank you for the opportunity to present this proposal.

Rates Schedule:

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

Rates/ night:

\$450
\$400
\$350
\$300

Expenses:

Commission	18% incl GST
Cleaning / Linen (paid by guests in addition to the rates)	\$160 / \$80
Professional Photos	\$450 approx
Marketing fee	\$300 pa
Listing fee	\$395
STRA Register	\$65 +\$25 pa
Smoke Alarm compliance + Evacuation diagrams	TBA

Occupancy expectation:

While economic factors always play a role in vacancy rates, as a guide we'd anticipate two week-long bookings over Christmas and New Year, strong demand across all long weekends, and steady enquiries for school holidays and weekend escapes — particularly through the summer and warmer months when coastal stays are at their peak.

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 (4+) 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 exclusively in premium holiday rentals across the Central Coast of NSW and Newcastle. As licensed real estate agents with decades of experience in this niche market, our team is dedicated to maximising returns for owners while delivering unforgettable stays for guests. By focusing solely on holiday homes, we ensure both owners and guests receive personal attention and complete peace of mind. Explore more about our services and view our stunning portfolio at www.beachretreats.com.au.

