

# SHORT TERM RENTAL ASSESSMENT

4/111 FRANK STREET, LABRADOR, QLD 4215

## PROPERTY DETAILS



### Address:

4/111 Frank Street, Labrador, QLD 4215



### Layout:



**Description:** 4/111 Frank Street, Labrador is a fantastic choice for a short-term rental, offering a relaxed and coastal retreat just steps from the tranquil waters of the Gold Coast Broadwater. This inviting property delivers a comfortable stay in a peaceful neighbourhood known for its scenic waterfront walks and easy access to local hotspots. Located minutes from Broadwater Parklands, Harley Park, and the popular Charis Seafoods, guests can enjoy fresh local dining, vibrant cafes, and laid-back beach vibes. Close to Harbour Town Premium Outlets and just a short drive to Surfers Paradise, the location blends convenience with leisure. Outdoor lovers will appreciate opportunities for paddleboarding, fishing, or cycling along the Broadwater foreshore. Ideal for corporate travellers and holidaymakers alike, especially with the annual fluctuation of 30,000 workers preparing for the Olympics, this Labrador property offers a convenient and peaceful coastal escape.

## PROPERTY ASSESSMENT

MONTH	OCCUPANCY	NET INCOME	● SHORT TERM NET RETURN
January	93%	\$4,994	\$4,994
February	87%	\$4,371	\$4,371
March	83%	\$3,978	\$3,978
April	79%	\$3,604	\$3,604
May	73%	\$3,077	\$3,077
June	72%	\$2,993	\$2,993
July	73%	\$3,077	\$3,077
August	74%	\$3,162	\$3,162
September	80%	\$3,696	\$3,696
October	85%	\$4,172	\$4,172
November	89%	\$4,574	\$4,574
December	94%	\$5,102	\$5,102

### NET INCOME SUMMARY

(after all management & Airbnb fees)

Weekly  
**\$900**

Monthly  
**\$3,900**

Annually  
**\$46,800**

**AVERAGE  
OCCUPANCY**

**82%**

