



Dear Leanne,

Property Appraisal for Bale 1316

Thank you for the opportunity to provide the below appraisal for your property. It is with great pleasure that I present my insights into the earning capacity of your property in a holiday letting scenario. After conducting a detailed analysis of comparable properties as well as benchmarking against similar properties we manage.

These properties past performances, give an indication only to future results as market conditions and economic factors change constantly, thus impacting projected outcomes. Our projections are estimates only and we do not guarantee returns. I am pleased to provide the following overview.

Season	Nightly Rate	Weeks in Season	Occupancy	Days Occupied	Gross Revenue
Low Season	\$209	18	60%	76	\$15,800
Mid Season	\$249	22	65%	100	\$24,925
High Season	\$389	8	75%	42	\$16,338
Peak Season	\$509	4	85%	24	\$12,114
TOTAL				242	\$69,178

Once a property has been leased and managed for over 12-months, we expect forward bookings to have higher nightly rates and occupancy, thus generating 5+ % annualised income growth.

Thank you once again for your time, and please do not hesitate to reach out with any questions.

Warm regards,

Chris de Closey & Emily Arrow
Coastal Letting Group

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