



KINGSCLIFF
ACCOMMODATION

PERMANENT & HOLIDAY RENTAL APPRAISAL
2/64 Cylinders Dve, Kingscliff NSW 2487



Thank you for allowing me to appraise 2/64 Cylinders Dve, Kingscliff for permanent and holiday rental.

I have attached some indicative figures based on similar properties that we already manage. It is important to remember that this report is prepared based on existing results being achieved. Our projections are based on past performance, it is likely that future market conditions change which may affect projected outcomes. Our projections are estimates and we are unable to provide a guarantee of return.

If you have any questions, please do not hesitate to contact me. We look forward to working with you in the future.

Janene Lund



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PERMANENT LETTING LEASING APPRAISAL

Based on current rental listings the weekly rent would be between \$950 - \$1050.

HOLIDAY LETTING LEASING APPRASAIL

Some average nightly rates, for a minimum 3-night stay at the beginning of development

	PER NIGHT CHARGE	WEEKS P/A	OCCUPANCY RATE	DAYS LET	GROSS REVENUE
Low Season	\$450	18	30%	37.8	\$17,010
Mid Season	\$525	22	30%	46.2	\$24,255
High Season	\$625	9	70%	44.1	\$27,563
Peak Season	\$950	3	85%	17.85	\$16,958
				145.95	\$85,785

The above figures are conservative, based on 1 booking per week during the quieter periods, and then operating at 75% occupancy during high and 90% occupancy during peak season. We would expect this to pick up after a year or two of exposure, and as the area develops over time and the property gains traction and repeat guests.

The **\$85,785** figure is prior to all expenses such as management and cleaning fees, third party booking companies and general maintenance and upkeep are deducted. Based on the above figures, whilst the property gains traction, I believe you could achieve approximately **\$55,000 net return**.