



MADDY PHELPS

New Business/Property Manager

CONTACT

maddy@rbr.com.au

M 0405 875 429

P 07 5589 8611

www.rbrholidays.com.au

A Shop 1/237 Boundary Street

Coolangatta QLD 4225



HOLIDAY TARRIF PROJECTIONS

22/22 MARINE PARADE, COOLANGATTA

There are several very important factors when projecting the holiday rental tariffs achievable on a property and we understand the importance of providing investors realistic income projections. In providing rental projections we have taken into consideration the following factors

- Rental Returns and Occupancy achieved on similar properties
- Features and benefits of the property that add value
- Condition and presentation of the property
- Quality of fixtures and furnishings
- Overall condition of the rental market (i.e. vacancy rates, supply and demand)

TARRIF PROJECTIONS

Seasons	Tariffs Per night	Tariffs Per week
Off Season	\$220	\$1540
School Holidays	\$310	\$2170
Christmas	\$385	\$2695

The property can be rented for 3-4 nights during the off-season period with a 90% tariff uplift

OCCUPANCY & INCOME PROJECTIONS

Based on the above tariff we provide a gross income projection based on an average 70% occupancy. It should be noted that income potential can be dramatically impacted by "owner use" particularly during peak seasons and this has not been factored into these outcomes.

Seasons	Occupancy/ Weeks	Tariffs Per week	Total Income
Off Season	22	\$1540	\$33,880
School Holidays	9	\$2170	\$19,530
Christmas	6	\$2695	\$16,170
TOTAL			\$69,580

DISCLAIMER: This appraisal has been prepared solely for the information of the client, and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and at the time of providing the appraisal the property has not been physically inspected and is based on comparable properties with similar features and location. This is not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or part thereof be incorrect or incomplete in any way. This appraisal is subject to Council and Body Corporate Approval.