

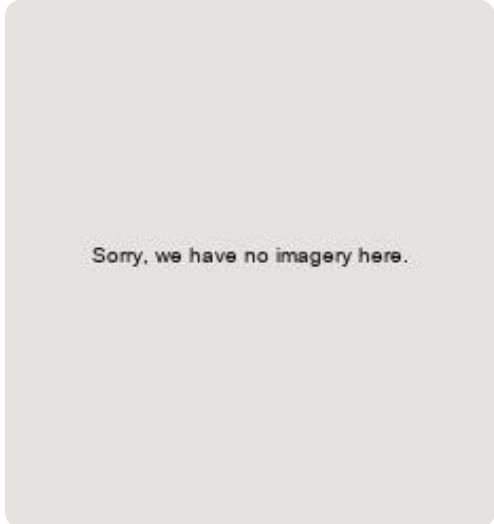


1/27 Temperley Street,
Nicholls ACT, Australia

Market: Australian Capital Territory Submarket: Nicholls

Submarket Score 3 Bed 2 Bath 6 Guests

Operating Expenses	\$20.5K
Net Operating Income	\$34.9K
Cap Rate	---

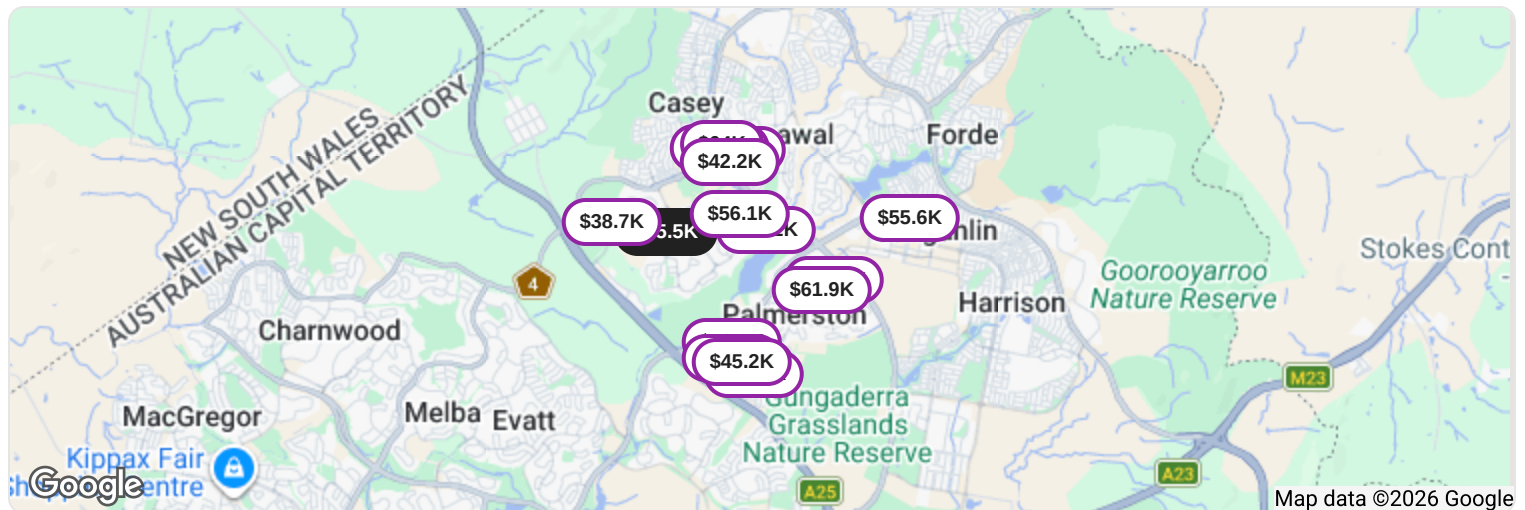


\$55.5K Projected Revenue	68.1% Occupancy	\$223.2 Average Daily Rate	High Confidence Score
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Comparable short-term rental listings Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Teddy's Townhouse - Free Wifi & parking. Book now!	2	1.5	\$62.1K	345	\$58.8K	87.8%	\$194.1
Cozy 2 bed guesthouse: self contained	2		\$27.5K	344	\$25.9K	54.5%	\$151.6
4BR Convenient House in Central Gungahlin	4	2	\$66.8K	351	\$64.3K	77.8%	\$235.6
4BR Convenient House in Central Gungahlin	4	2	\$63.7K	354	\$61.9K	78%	\$224.2
Four BRs House in Crace 2.5bathroom	4	2	\$67.8K	360	\$66.9K	71.4%	\$260.4
Stylish 2BR Getaway King Bed Pet-Friendly Yard	2	2	\$44.5K	356	\$43.4K	73.3%	\$166.1
Family Home King Bed Pet-Friendly Near Town	3	2	\$65.3K	358	\$64K	73.7%	\$242.5
3BR House in Central Crace	3	2	\$51.3K	286	\$45K	88.8%	\$177
3BR House in Central Crace	3	2	\$40.7K	284	\$35.1K	89.4%	\$138.3
The Nest@Crace	3	2	\$45.7K	361	\$45.2K	62%	\$202
The Classicism Timeless 4-Bed House in Nicholls	4	3	\$69.4K	210	\$38.7K	46.1%	\$439.9
Sweet Holiday Home by the Golf Course	2	1	\$46K	318	\$40.2K	81.4%	\$155.2

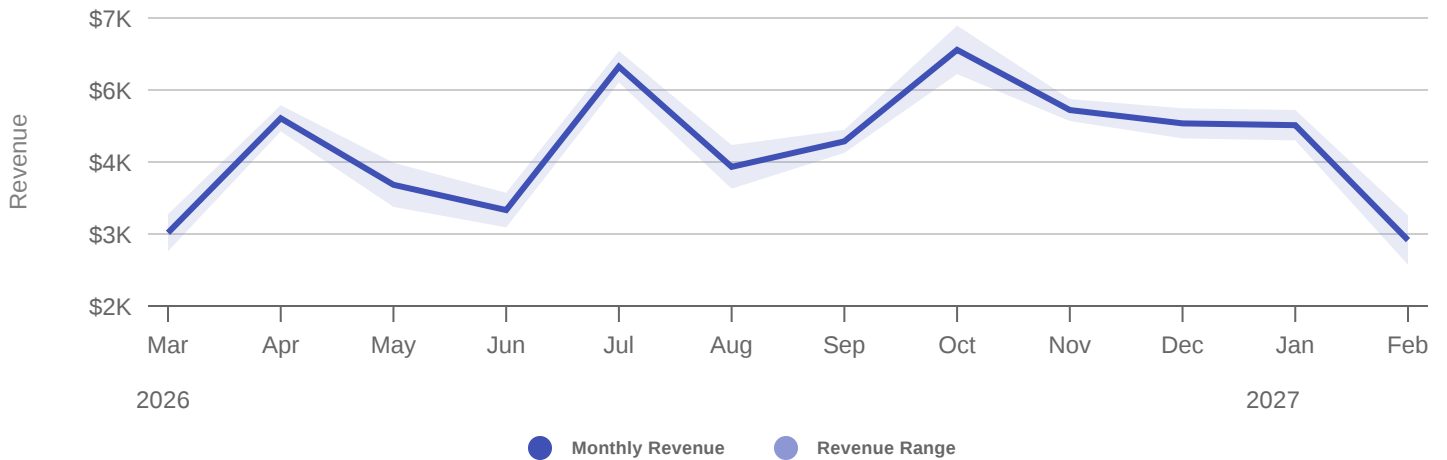
+ 3 additional listings in comp set



Comparable short-term rental amenities

 Air Conditioning	87%	 Parking	100%
 Dryer	53%	 Pool	0%
 Heating	100%	 Cable TV	93%
 Hot Tub	13%	 Washer	93%
 Kitchen	100%	 Wireless Internet	100%

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.

