

52

4 Twine Place,
Monash ACT, Australia

Market: Australian Capital Territory Submarket: Monash

Submarket Score 🏠 4 Bed 🛀 2 Bath 👤 10 Guests

📉 Operating Expenses	\$21.1K
💰 Net Operating Income	\$40.7K
📈 Cap Rate	---

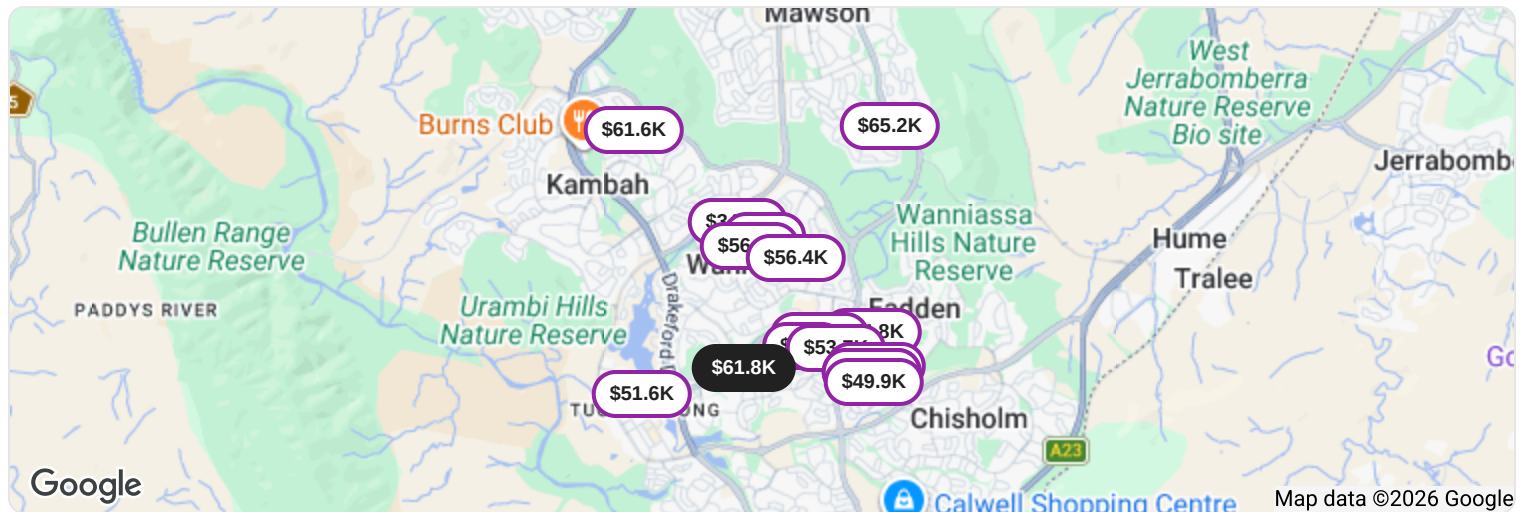


\$61.8K Projected Revenue	58.6% Occupancy	\$289 Average Daily Rate	Medium Confidence Score
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Comparable short-term rental listings Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Paw & Family Retreat	3	1	\$37.5K	284	\$33K	69.5%	\$170
Entire home away from home	3	2	\$48.5K	363	\$48.2K	51.5%	\$257.7
Games House	3	2.5	\$47.3K	345	\$44.8K	54.8%	\$237.1
Hidden Gem In Gowrie! Large Family Garden	4	2	\$93.6K	362	\$92.8K	62.2%	\$412.5
Stylish new 3bedrm/2 bath Townhouse +wifi+garage	3	2.5	\$38.6K	361	\$38.1K	44.9%	\$235.2
LUXE large Townhouse 3bedrm/2 bath +wifi+garage	3	2.5	\$50.4K	338	\$48.1K	58.8%	\$242.7
Modern large Townhouse 3bedrm/2 bath +wifi+garage	3	3	\$50.5K	359	\$49.9K	59.3%	\$234.5
Generous 3-Bedroom Stay, Private & Social Spaces	3	3	\$70.6K	270	\$51.6K	44.1%	\$433.3
Tasteful home with lovely views.	4	2	\$86.8K	262	\$65.2K	79.3%	\$315.1
Renovated & Spacious, Homely - 5km to CBR hospital	3	1.5	\$58.1K	358	\$56.9K	80.7%	\$196.8
Stylish 3Bedroom Escape in South Canberra	3	2	\$35.5K	206	\$34.3K	68.5%	\$254.1
Surrounded by reserve next to Erindale amenities	3	1	\$29.1K	345	\$27K	45%	\$188.8

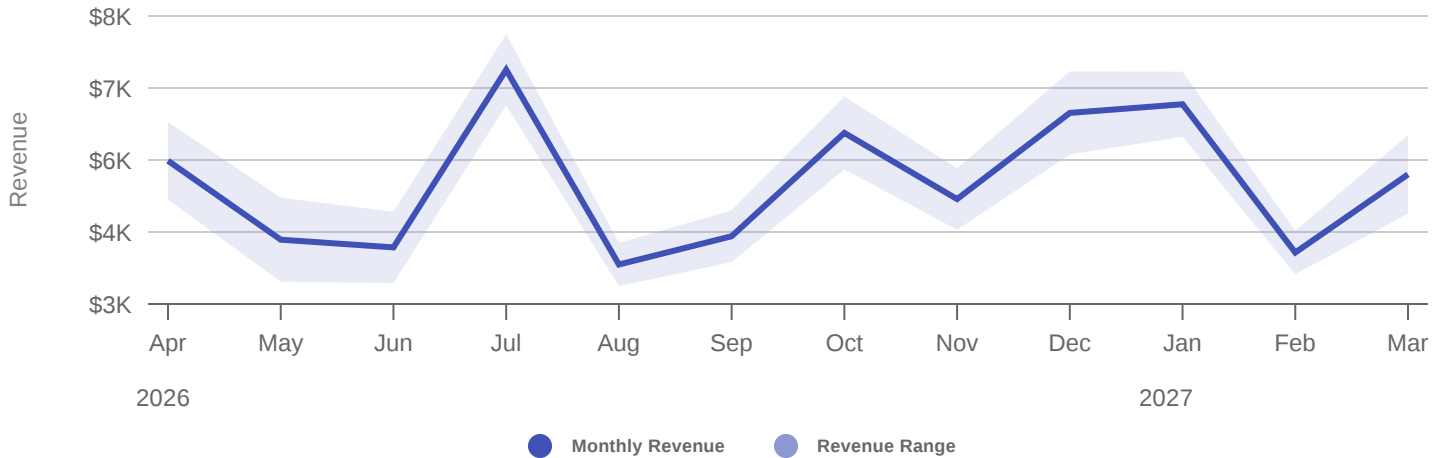
+ 3 additional listings in comp set



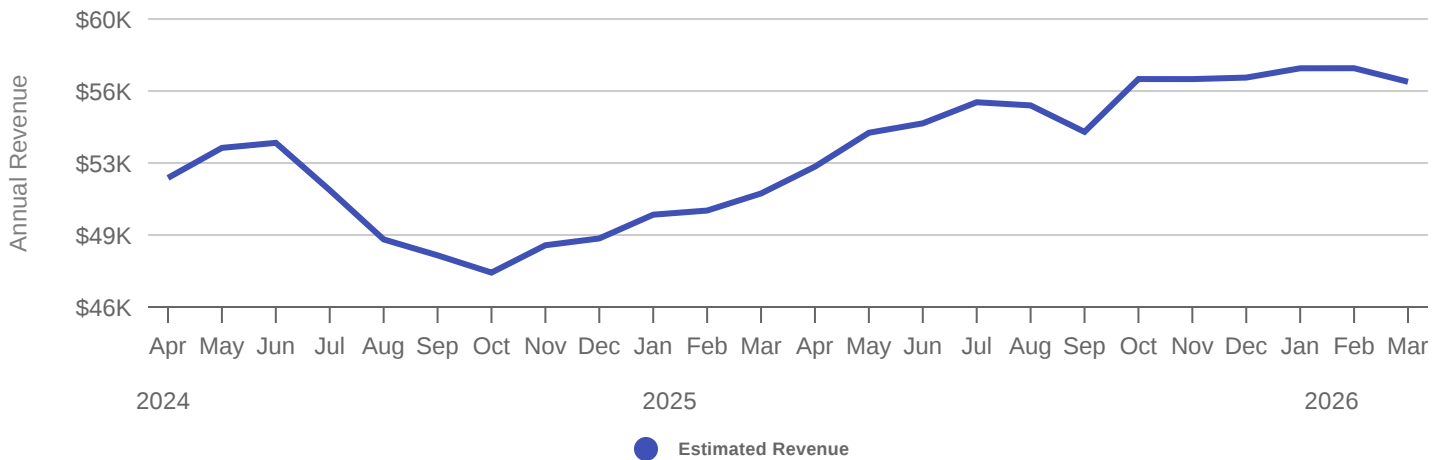
Comparable short-term rental amenities

Air Conditioning	100%	Parking	100%
Dryer	53%	Pool	7%
Heating	93%	Cable TV	87%
Hot Tub	13%	Washer	100%
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.



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Market: Australian Capital Territory Submarket: Monash

Submarket Score 1 Bed 1 Bath 2 Guests



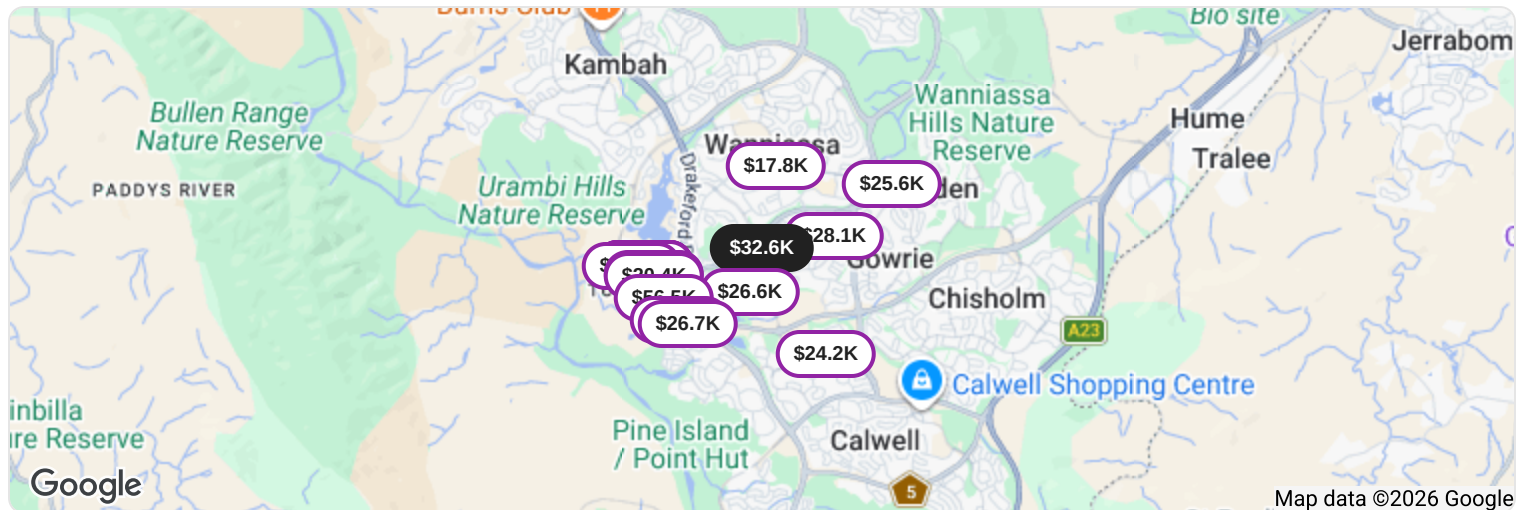
Operating Expenses	\$11K
Net Operating Income	\$21.7K
Cap Rate	---

\$32.6K Projected Revenue	59.7% Occupancy	\$149.8 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
Studio apartment in Wanniasa.	1	1	\$28.8K	262	\$17.8K	73.1%	\$104.1
Federation Cottage Monash ACT	2	2	\$27.2K	357	\$26.6K	40.4%	\$195.6
Designer Gem! Comfort with Style.	1	1	\$26.8K	363	\$26.7K	45.9%	\$160.7
1 Bedroom apartment with all amenities	1	1	\$31.7K	241	\$20.1K	77.3%	\$111.7
Lakeside 1-Bed with A/C, Parking & Balcony	1	1	\$31.3K	275	\$19.1K	49.8%	\$139.6
Bright 1-Bed Apartment with Balcony	1	1	\$33.1K	341	\$31.4K	74.5%	\$125
Stylish Stay Near Lake Tuggeranong	1	1	\$56.6K	364	\$56.5K	72.7%	\$214.8
Serene Lakeside Stay with Free Parking	1	1	\$35.6K	246	\$14.6K	53.3%	\$152.3
Stylish studio with beautiful mountain views	1	1	\$25.7K	363	\$25.6K	69.7%	\$101
Tuggeranong Short Stay # 10 - Sleeps 6	1	1	\$26.5K	294	\$20.7K	48%	\$146.5
Tuggeranong Short Stay #11 - Sleeps 8	2	1	\$22K	327	\$20.4K	36%	\$176
Make yourself at home	1	1	\$24.3K	363	\$24.2K	80.2%	\$83.2

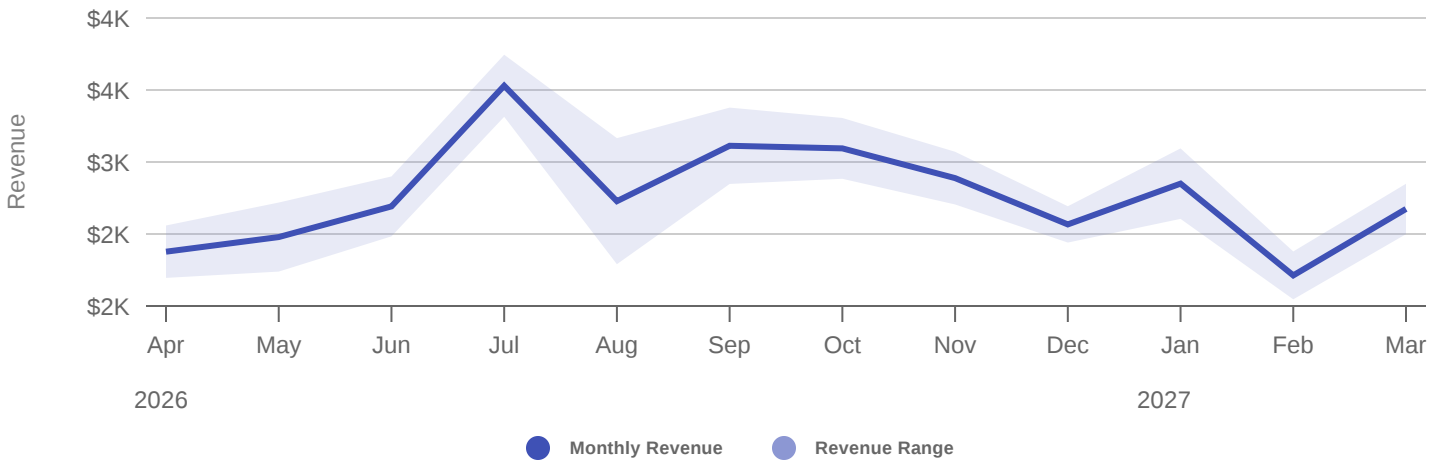
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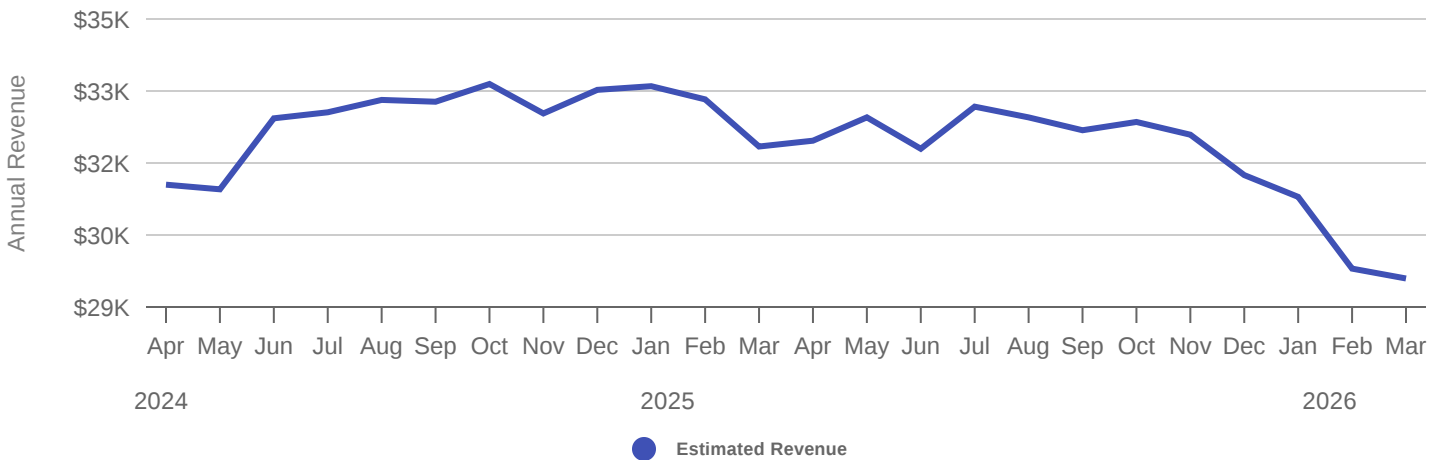
Comparable short-term rental amenities

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

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