

45

202 Ellerston Avenue,  
Isabella Plains ACT 2905, Australia

Market: Australian Capital Territory Submarket: Isabella-Plains

Submarket Score 🏠 4 Bed 🛀 2 Bath 👤 10 Guests



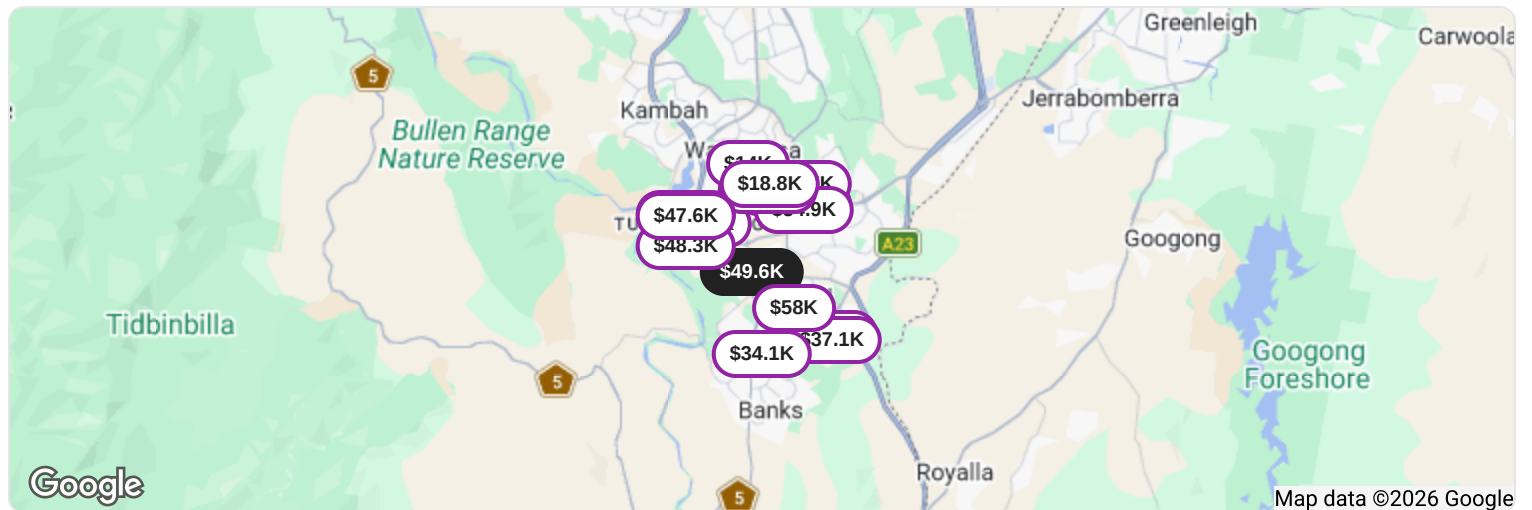
📈 Operating Expenses	\$16.4K
💰 Net Operating Income	\$33.2K
📊 Cap Rate	---

<b>\$49.6K</b> Projected Revenue	<b>54%</b> Occupancy	<b>\$250</b> Average Daily Rate	<b>High</b> Confidence Score
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Comparable short-term rental listings Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
BIG 4-bedrm Townhouse with 2 car garage	4	2	\$51.6K	311	\$43K	49%	\$284
Suburban Bushland House	4	2.5	\$59.1K	363	\$58.7K	73%	\$222
Four Bedrooms with Park Veiw	4	2.5	\$38.8K	340	\$37.1K	34%	\$325
lake view family retreat	3	2	\$34.6K	112	\$22.8K	79%	\$259
Modern 3-Bed Townhouse with Double Matser Suites	3	2	\$49.1K	326	\$48.3K	82%	\$181
Entire home away from home	3	2	\$50.7K	363	\$50.3K	56%	\$247
Family home for the holidays!	3	2	\$39.1K	78	\$14K	95%	\$189
Stylish new 3bedrm/2 bath Townhouse +wifi+garage	3	2.5	\$37.8K	358	\$36.9K	42%	\$244
LUXE large Townhouse 3bedrm/2 bath +wifi+garage	3	2.5	\$52.1K	364	\$52.1K	63%	\$225
Games House	3	2.5	\$48.1K	338	\$44.7K	53%	\$249
Tropical Gem - Outdoor Jacuzzi	3	1	\$60K	354	\$58K	53%	\$308
Delightful 3 Bedroom home next to Market Place	3	1	\$48.9K	200	\$34.1K	88%	\$192

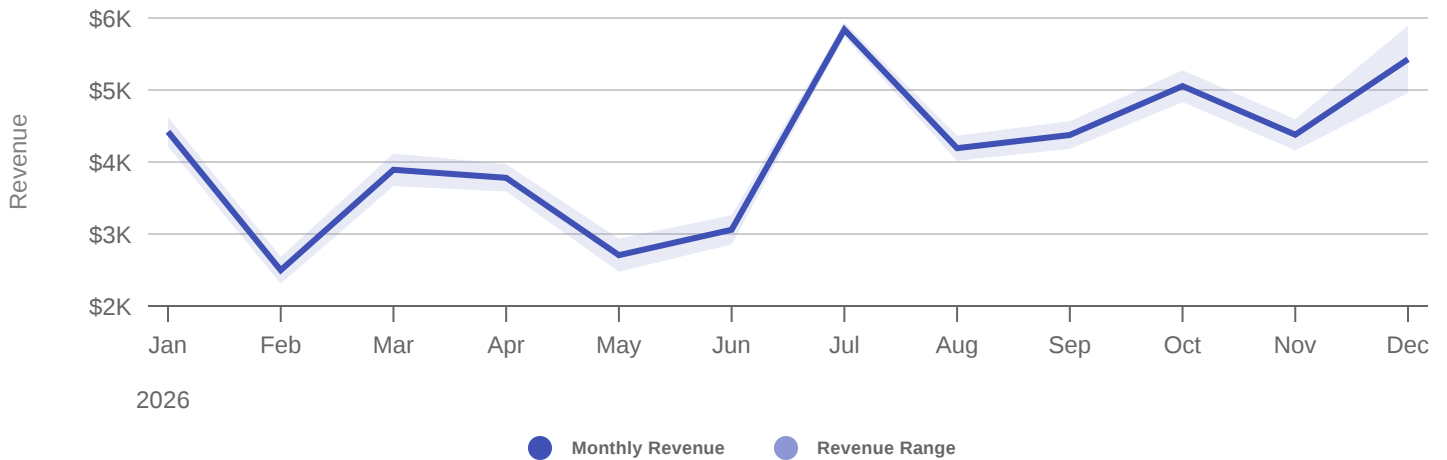
+ 5 additional listings in comp set



Comparable short-term rental amenities

 Air Conditioning	100%	 Parking	100%
 Dryer	67%	 Pool	11%
 Heating	100%	 Cable TV	83%
 Hot Tub	11%	 Washer	94%
 Kitchen	100%	 Wireless Internet	94%

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.

