35

Submarket Score

62 Yass Street,
Gunning NSW, Australia

Market: Upper Lachlan Shire Council Submarket: Gunning

2 Bed 2 Bath 4 Guests

Operating Expenses	**$9.9K**
Net Operating Income	**$27.1K**
Cap Rate	**---**

$37K	49%	$206	Medium
Projected Revenue	Occupancy	Average Daily Rate	Confidence Score

Comparable short-term rental listings

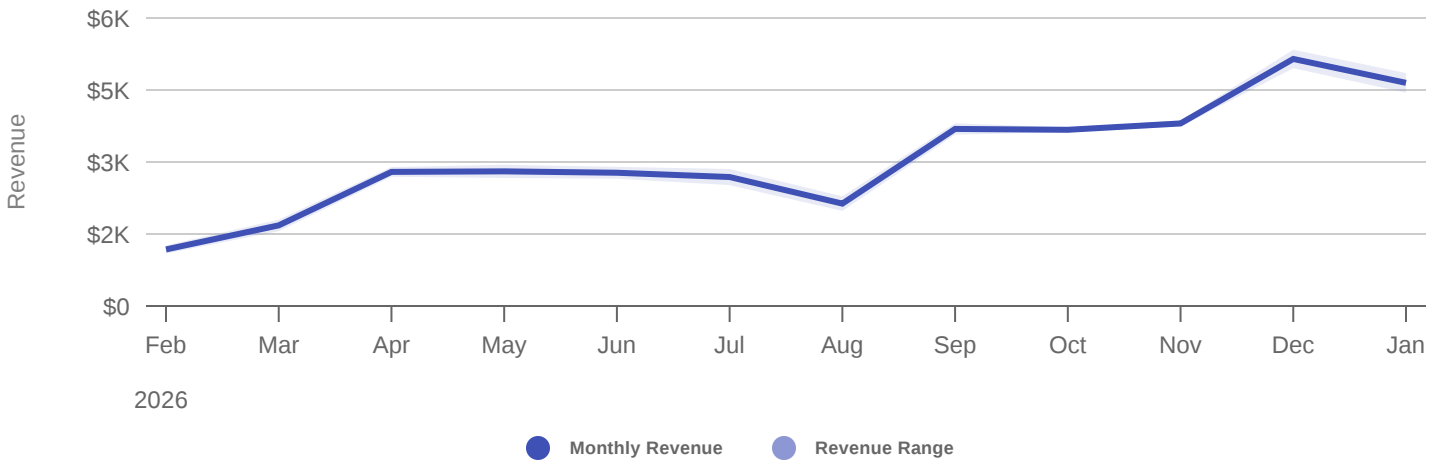
Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Two Bedroom Bed and Breakfast	2	0	$24.5K	303	$19.9K	28%	$231
The Loft	3	1	$43.4K	280	$40.1K	54%	$265
Aaida on Warrataw "The Old Butcher Shop"	1	1	$25.1K	233	$22.1K	61%	$154
"The Hut" Forestview, Gunning	1	1	$59.4K	327	$53.5K	85%	$192
The Old Wool Co-op “Esling Cottage” - Pet friendly	1	1	$29.5K	138	$15.4K	80%	$138

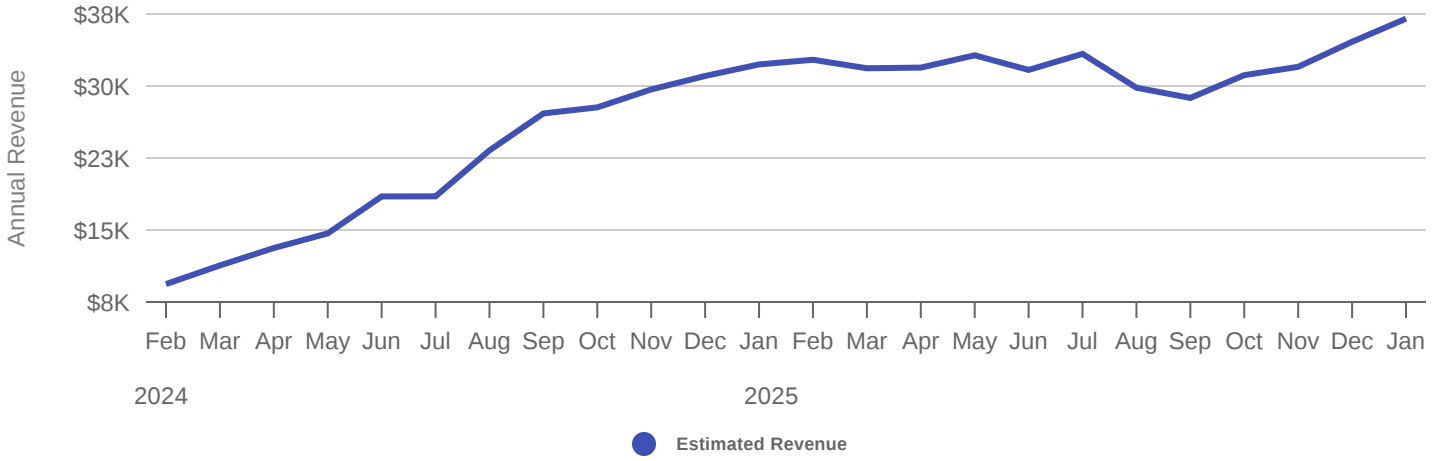
Comparable short-term rental amenities

Air Conditioning	100%	Parking	100%
Dryer	60%	Pool	0%
Heating	100%	Cable TV	100%
Hot Tub	0%	Washer	60%
Kitchen	80%	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.