

8

12 Montagu Place,
Evatt ACT, Australia

Market: Australian Capital Territory Submarket: Evatt

Submarket Score 4 Bed 1 Bath 8 Guests

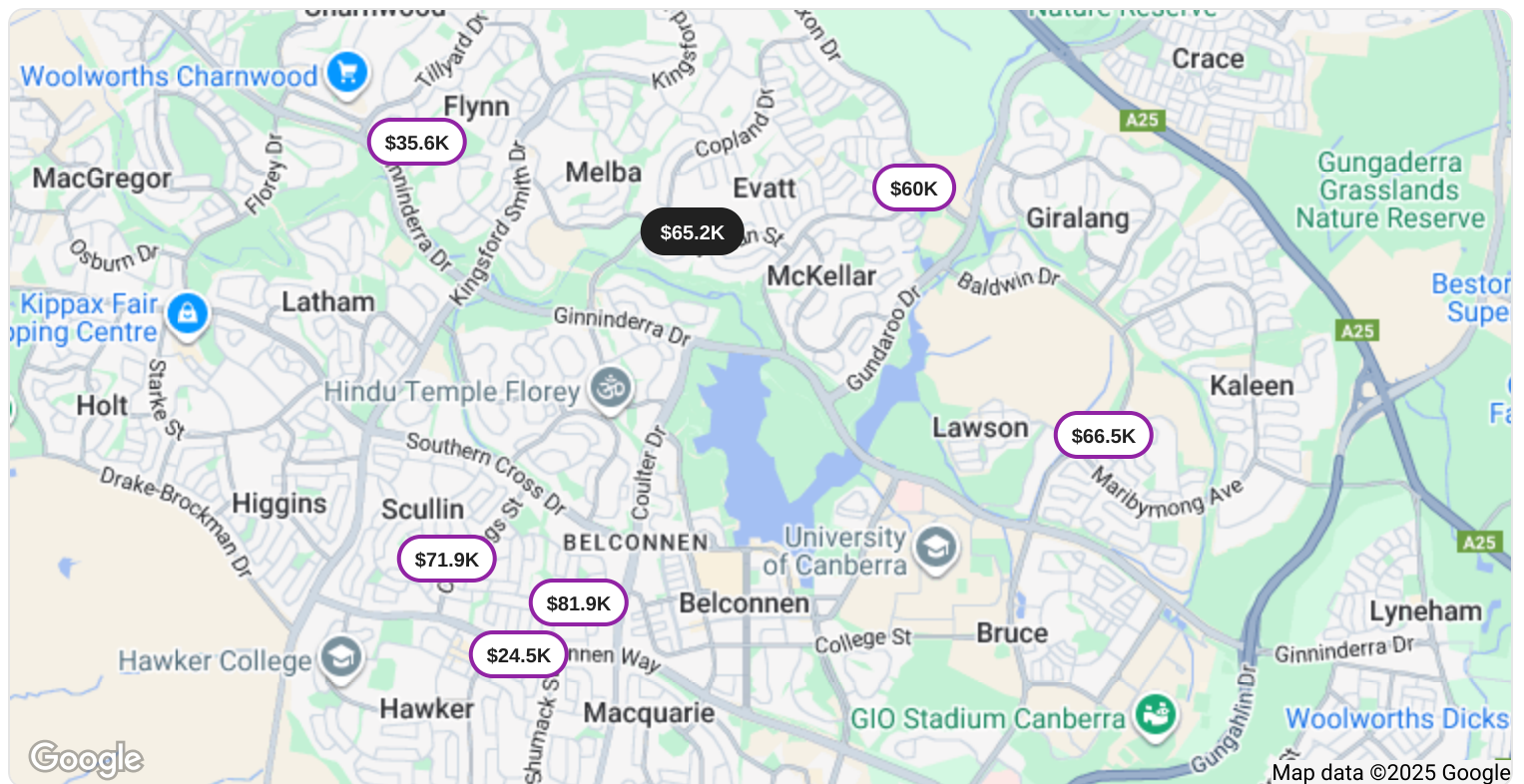


Operating Expenses	\$25.1K
Net Operating Income	\$40.1K
Cap Rate	---








\$65.2K Projected Revenue	55% Occupancy	\$324 Average Daily Rate	High Confidence Score
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Comparable short-term rental listings Default Comps

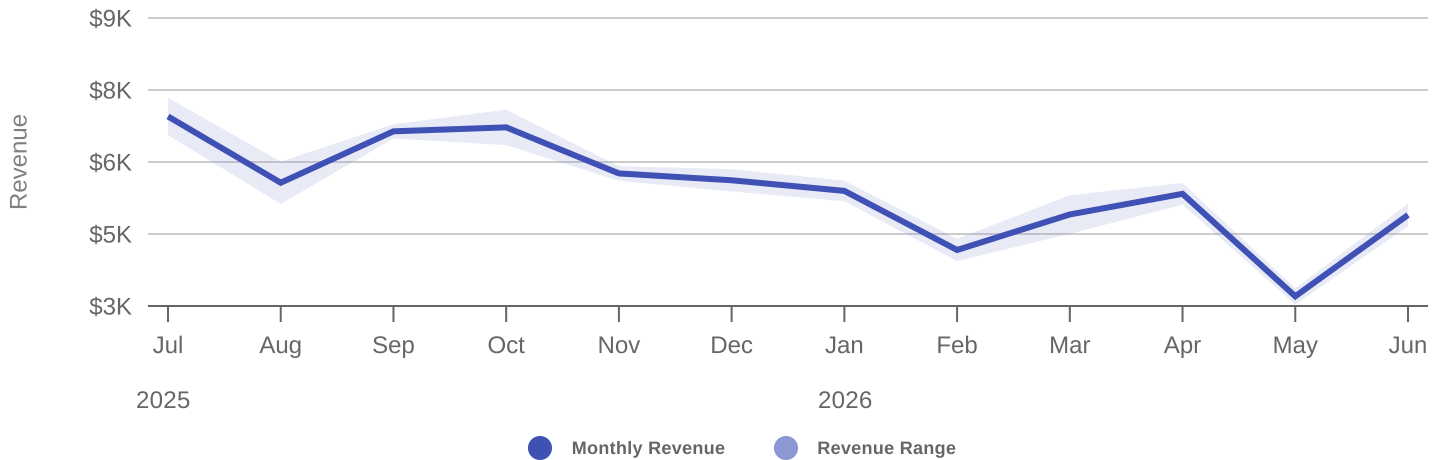
Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Spacious beautiful fresh renovated family home	4	2	\$66.3K	330	\$60K	54%	\$335
Luxury on Dobinson you'll be amazed!	4	2	\$42.2K	261	\$35.6K	30%	\$456
H-A02-Bravo-4Bedroom/2Bath/up to 7Beds*	4	2	\$81.9K	339	\$81.9K	71%	\$338
Brand new settled beautiful house with Netflix	4	2	\$79.2K	333	\$71.9K	67%	\$322
LeoBNB -Modern Comfy 4BR, Parking/Wifi/10 mins CBD	4	2	\$52.1K	153	\$24.5K	59%	\$269
4BR Stylish Family House	4	2	\$73.3K	332	\$66.5K	67%	\$298



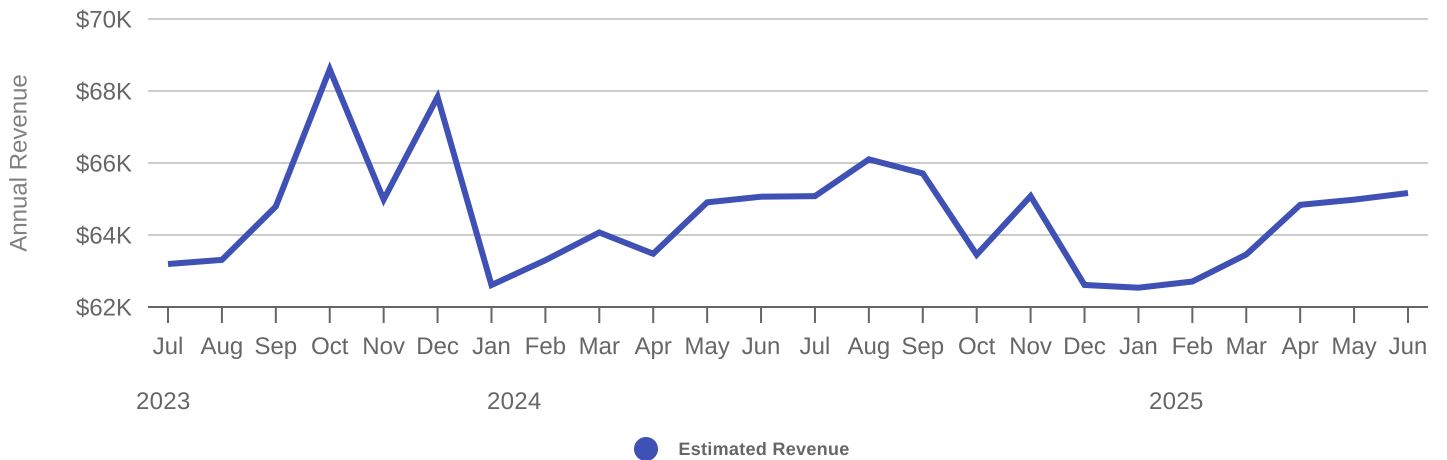
Comparable short-term rental amenities

 Air Conditioning	100%	 Parking	100%
 Dryer	67%	 Pool	17%
 Heating	100%	 Cable TV	100%
 Hot Tub	17%	 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.

