



Wednesday, February 12, 2025

HOLIDAY RENTAL APPRAISAL 10 Peter Avenue Anglesea VIC 3230

Thank you for allowing one of Australia's premier Short Term Letting and Holiday Rental Manager (STRA) to submit a Market Rental Proposal and the opportunity to introduce our services.

We confirm that we have researched the available data to establish a reasonable Short Term Rental Accommodation (STRA) market rental for your property.

It is our opinion that if this property were to be offered to the market through the Great Ocean Road Holidays & Alloggio distribution network of websites and marketplaces, alongside our online travel partners, together with price optimization and a nuanced marketing program, your fully furnished holiday rental property may achieve the following gross annual revenue: **\$53,500** as per table below

Season	Rate	Total
High Peak (week)	\$4900	\$9800
Peak (week)	\$4550	\$9100
Holiday (week)	\$2800	\$11200
Easter (4 nights)	\$2800	\$2800
Long Weekends (3 nights)	\$1800	\$3600
Weekend (2 nights)	\$850	\$17000

The above gross owner revenue estimate is the total from which your management fee and any other associated costs, including cleaning, are deducted from, with the net amount disbursed to you monthly. Provided peak times are made available, expect approx. 35% in tax deductible expenses.

This indicative appraisal is also dependent on the quality of not only the property itself, but the inventory within it and the optical value provided to guests. It is extremely important that your property is shown at its best, with professional photos and creative listing copy that allows your future guests to fully appreciate the unique features and amenities your property has to offer.

We would be delighted to provide you with a more comprehensive appraisal for your consideration along with a copy of our management agreement.

We look forward to the opportunity of further discussions on how we might assist you in the future.

MATTHEW NEILL
GENERAL MANAGER
GREAT OCEAN ROAD HOLIDAYS

This rental appraisal is for the sole use of the party to whom it is addressed and no responsibility is accepted to any third party who may rely on the whole or any part of this appraisal.

Disclaimer: The figures above are given on the basis that they offer a conservative guide only as to financial returns associated with similar properties as we have not viewed this property. It also assumes that the property has been supplied with quality fittings and furnishings. The contents do not constitute legal or financial advice, are not intended to be a substitute for legal advice and should not be relied on as such. You should seek legal and financial advice or other professional advice in relation to any matters you or your organisation may have. Alloggio Management Pty. Ltd ACN 618 814 556 as trustee. for Alloggio Management Unit Trust ABN 93 701 872 338 accepts no liability for their accuracy analytic average