

45

186 Ellerston Avenue,  
Isabella Plains ACT 2905, Australia

Market: Australian Capital Territory Submarket: Isabella-Plains

Submarket Score 3 Bed 2 Bath 6 Guests

Operating Expenses

Net Operating Income

Cap Rate

\$16.2K

\$30K

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\$46.2K  
Projected Revenue

43%  
Occupancy

\$292  
Average Daily Rate

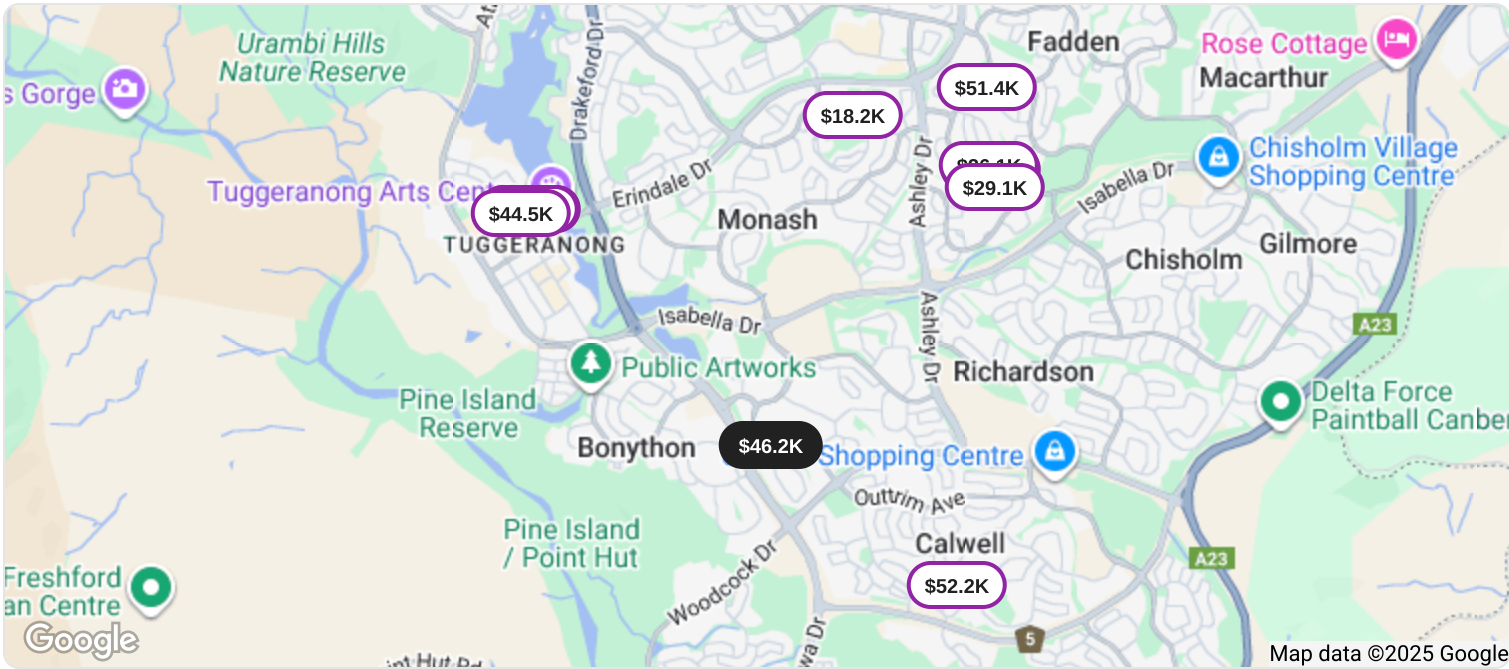
High  
Confidence Score








Comparable short-term rental listings

Default Comps

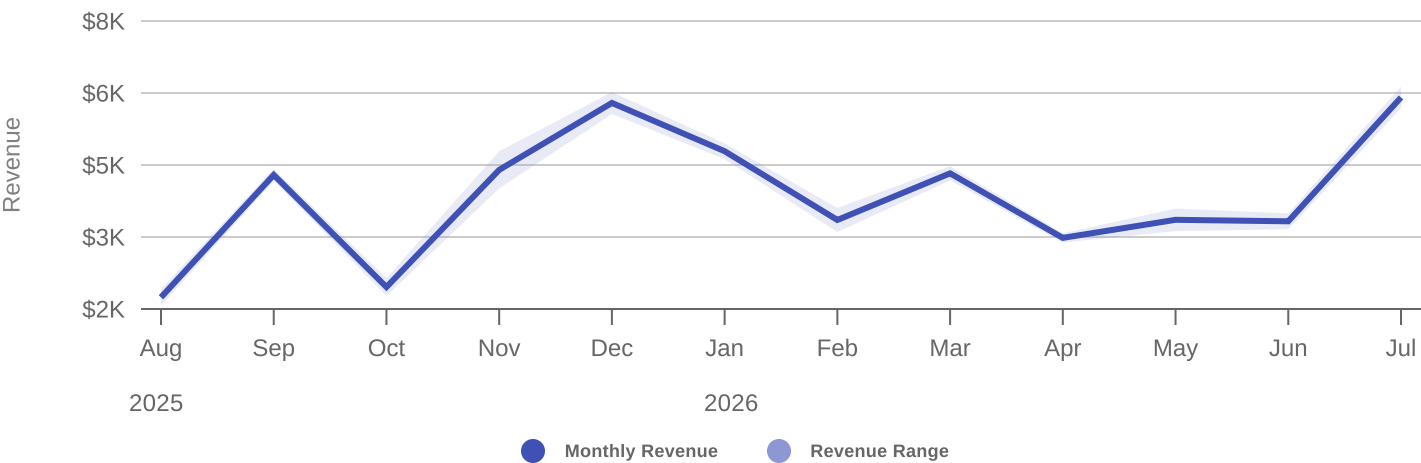
Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Stylish new 3bedrm/2 bath Townhouse +wifi+garage	3	2.5	\$42.2K	258	\$28.1K	34%	\$315
LUXE large Townhouse 3bedrm/2 bath +wifi+garage	3	2.5	\$43K	222	\$26.1K	38%	\$310
Games House	3	2.5	\$52.8K	353	\$51.4K	50%	\$291
Tropical Gem - Outdoor Jacuzzi	3	1	\$54.9K	348	\$52.2K	47%	\$318
Stay Longer Three Bedroom Apartment in Tuggeranong	3	3	\$49.7K	159	\$35.7K	64%	\$353
Brand New 3 Bedroom Interconnecting in Tuggeranong	3	3	\$43K	283	\$39.1K	32%	\$429
Surrounded by reserve next to Erindale amenities	3	1	\$29.4K	188	\$18.2K	39%	\$249
Modern large Townhouse 3bedrm/2 bath +wifi+garage	3	3	\$50.4K	220	\$29.1K	47%	\$282
Three Bedroom Interconnecting in Tuggeranong	3	3	\$48.7K	286	\$44.5K	33%	\$473



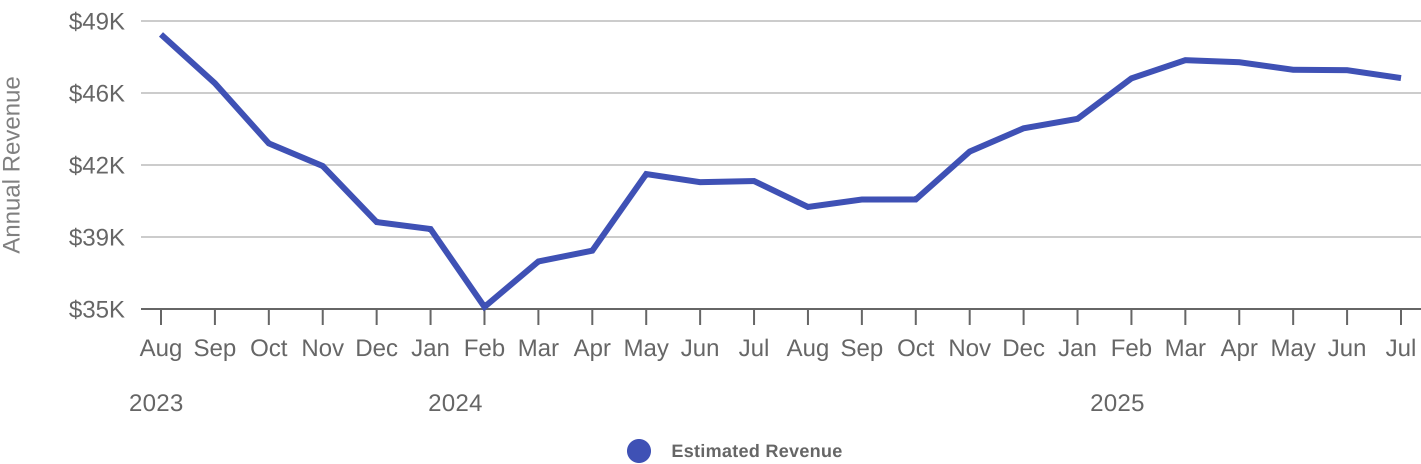
Comparable short-term rental amenities

 Air Conditioning	100%	 Parking	100%
 Dryer	80%	 Pool	0%
 Heating	100%	 Cable TV	100%
 Hot Tub	10%	 Washer	90%
 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.