

45

186 Ellerston Avenue,
Isabella Plains ACT, Australia

Market: Australian Capital Territory Submarket: Isabella-Plains

Submarket Score 2 Bed 2 Bath 6 Guests

Operating Expenses

\$17.7K

Net Operating Income

\$34.1K

Cap Rate



\$51.7K

Projected Revenue

72%

Occupancy

\$198

Average Daily Rate

High

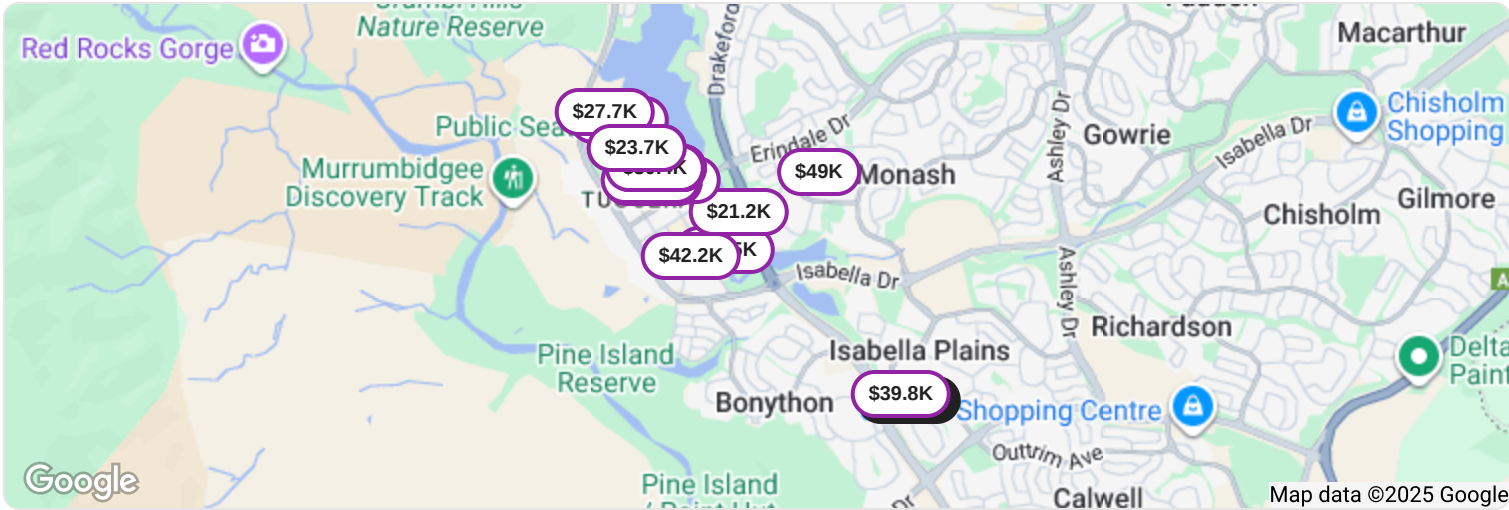
Confidence Score

Comparable short-term rental listings











Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
NEW 2 bed, 2 bath - spacious & stylish Cottage ♥	2	2	\$63.3K	251	\$39.8K	74%	\$214
Blackdiamond 504 - 2Bd/2Bth	2	2	\$54.1K	256	\$38.5K	73%	\$206
Modern 3-Bedroom Townhouse in Quiet Greenway	2	2	\$23K	124	\$21.2K	66%	\$258
Beautiful Townhouse - Lake Views!	2	2	\$48.4K	322	\$42.2K	72%	\$182
Stay Longer - Interconnecting Studio Apartments	2	2	\$33.6K	284	\$26.1K	40%	\$226
Stay Longer Two Bedroom Adjoining in Tuggeranong	2	2	\$39.9K	267	\$26.8K	40%	\$248
Stay Longer Two Bedroom Apartment in Tuggeranong	2	2	\$37.3K	277	\$30.5K	39%	\$284
Spacious 2-Bed Conveniently by Lake Tuggeranong	2	2	\$46.4K	275	\$34.7K	65%	\$193
Central 2BR Stylish Apt located in Greenway	2	2	\$46.9K	364	\$46.9K	65%	\$196
2B Spacious Apartment in the Heart of Tuggeranong	2	2.5	\$38K	260	\$27.7K	55%	\$195
Family Friendly Fun	2	1	\$61K	234	\$49K	79%	\$263
The Perfect Base Camp to Explore Canberra and Surr	2	1	\$42.5K	249	\$26K	53%	\$198

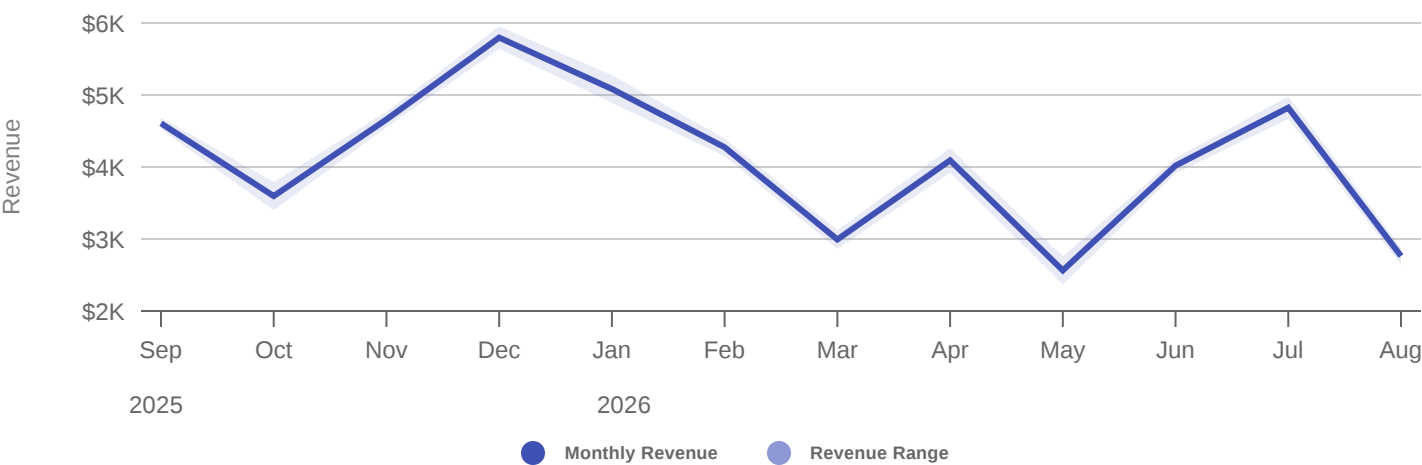
+ 8 additional listings in comp set



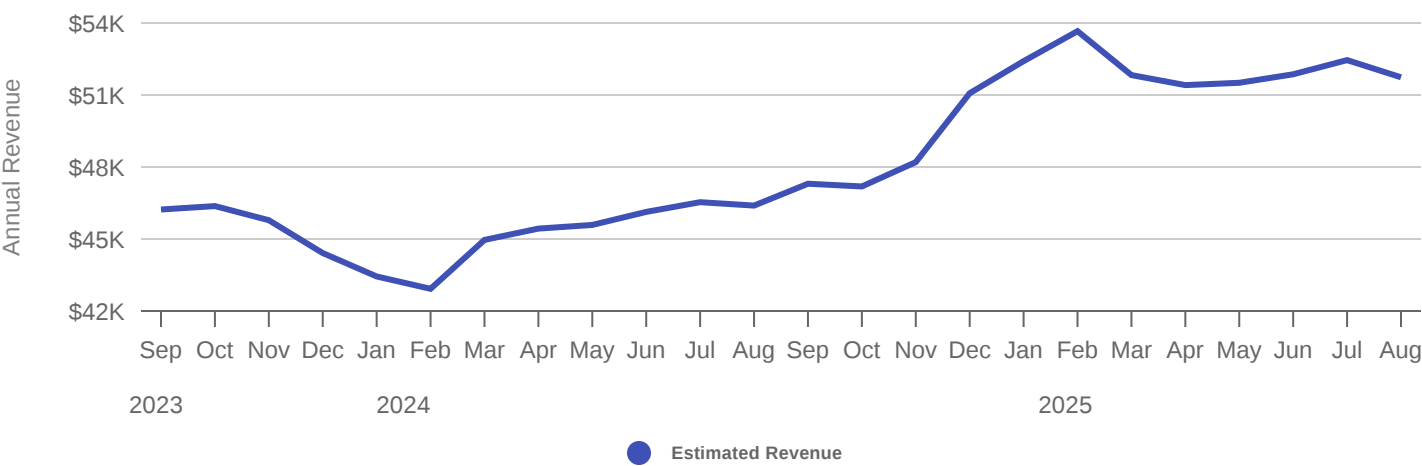
Comparable short-term rental amenities

 Air Conditioning	100%	 Parking	100%
 Dryer	86%	 Pool	14%
 Heating	57%	 Cable TV	86%
 Hot Tub	5%	 Washer	100%
 Kitchen	100%	 Wireless Internet	95%

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.

