Whitehorse {Name} (2 Bedroom Apartment)

This report shows two scenarios. Left hand side is the traditional long term rental strategy which will generate an annual cashflow of **NEGATIVE** {Loan\_Amount}, and right hand side is the short term property management strategy where we professionally manage the property for you on sites such as Airbnb and booking.com etc (almost like a service apartment with a personal touch) to maximize your investment potential - an annual cashflow of **POSITIVE $7,237.92**. That is an additional **$10,914.02** cash in your pocket every year!

**SCENARIO 1: Traditional Long-Term Rental**

$480 per week

96% occupancy

**SCENARIO 2: By Concierge Run For You**

$160/night weeknights, $180/night weekends

80% Occupancy

|  |  |
| --- | --- |
|  | $ |
|  |  |
| Cleaning | 8,640 |
| Amenities | 1,440 |
| 16% Management Fee +GST | 9,651.20 |
| 3% AirBnb Fee | 1,706.88 |
| Electricity Usage  Internet | 1000  720 |
| Mortgage – Bank interest  ($550k/80% LVR/ 5%) | 22,000 |
|  |  |
| Council Rates | 1,500 |
| Water Rates | 900 |
| Body Corporate | 1,800 |
| Landlord Insurance | 300 |
|  |  |
| **Gross Revenue $ p.a.**  **Yield (%) p.a.**  **Total Expenses $ p.a.**  **Net Cashflow $ p.a.** | **56,896**  **10.34**  **49,658.08**  **7,237.92** |

|  |  |
| --- | --- |
|  | $ |
| Property Management Fee (6%) | 1,437.70 |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
| Mortgage – bank interest  ($550k/ 80% LVR/ 5%) | 22,000 |
|  |  |
| Council Rates | 1,500 |
| Water Rates | 300 |
| Body Corporate | 1,800 |
| Landlord Insurance | 300 |
|  |  |
| **Gross Revenue $ p.a.**  **Yield (%) p.a.**  **Total Expenses $ p.a.**  **Net Cashflow $ p.a.** | **23,961.60**  **4.36**  **27,637.70**  **-3,676.10** |

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| ***For more information please contact:***  **Maggie Zhang**  Director  By Concierge Short Term Property Management  Mobile: 0412 651 852  Email: [maggie@byconcierge.com.au](mailto:maggie@byconcierge.com.au) |
| Disclaimer: This comparative analysis is for educational purposes only. These numbers are based on assumptions and are indicative of a likely scenario, which although can be highly realistic, the accuracy will not be guaranteed. This scenario excludes stamp duty and the cost of furniture. |