

# Monthly Property Report

January 2016

## Guest Stays

| Check-in Date | Guest            | Portal | Nights    | Gross Amount    | Cleaning fee  | HostKeep Fee  |
|---------------|------------------|--------|-----------|-----------------|---------------|---------------|
| 12/01/2016    | Zhang Bin        | Airbnb | 2         | 470.00          | 75.00         | 70.50         |
| 17/01/2016    | Mark Zappala     | Airbnb | 3         | 1,031.00        | 76.00         | 154.65        |
| 20/01/2016    | Daniel Denford   | Airbnb | 3         | 1,332.00        | 75.00         | 199.80        |
| 23/01/2016    | Alan Vilaykoun   | Airbnb | 4         | 1,733.00        | 75.00         | 259.95        |
| 28/01/2016    | Suzie Sculthorpe | Airbnb | 3         | 848.00          | 75.00         | 127.20        |
| <b>Total</b>  |                  |        | <b>15</b> | <b>5,414.00</b> | <b>376.00</b> | <b>812.10</b> |

## Consumables / Utilities / Other Expenses

| Item                                      | Units | Price per unit | Total         |
|---|-------|----------------|---------------|
| Robert Timms Instant Coffee 200g          | 1.00  | 9.60           | 9.60          |
| Devondale Long Life Milk 200ml (6 pack)   | 2.00  | 4.80           | 9.60          |
| So Good Soy Long Life Milk 200ml (3 pack) | 1.00  | 4.37           | 4.37          |
| CSR Single Serve White Sugar 50 pack      | 1.00  | 3.48           | 3.48          |
| Paper Towel                               | 1.00  | 3.24           | 3.24          |
| Thankyou Muesli                           | 1.00  | 6.92           | 6.92          |
| Sanitarium Weetbix                        | 1.00  | 4.50           | 4.50          |
| Thankyou Body Wash 500ml                  | 1.00  | 10.95          | 10.95         |
| Who Gives a Crap (per roll)               | 23.00 | 1.20           | 27.60         |
| Tissues                                   | 1.00  | 3.42           | 3.42          |
| Earth Choice Dishwashing Liquid 1lt       | 1.00  | 2.59           | 2.59          |
| Earth Choice Toilet Cleaner 750ml         | 1.00  | 3.76           | 3.76          |
| Earth Choice Window Cleaner 600ml         | 1.00  | 4.15           | 4.15          |
| Earth Choice Floor Cleaner                | 1.00  | 3.93           | 3.93          |
| Aware Sensitive Laundry Powder            | 1.00  | 8.33           | 8.33          |
| 6 monthly deep clean                      | 1.00  | 150.00         | 150.00        |
| <b>Total</b>                              |       |                | <b>256.44</b> |

## Total Earnings

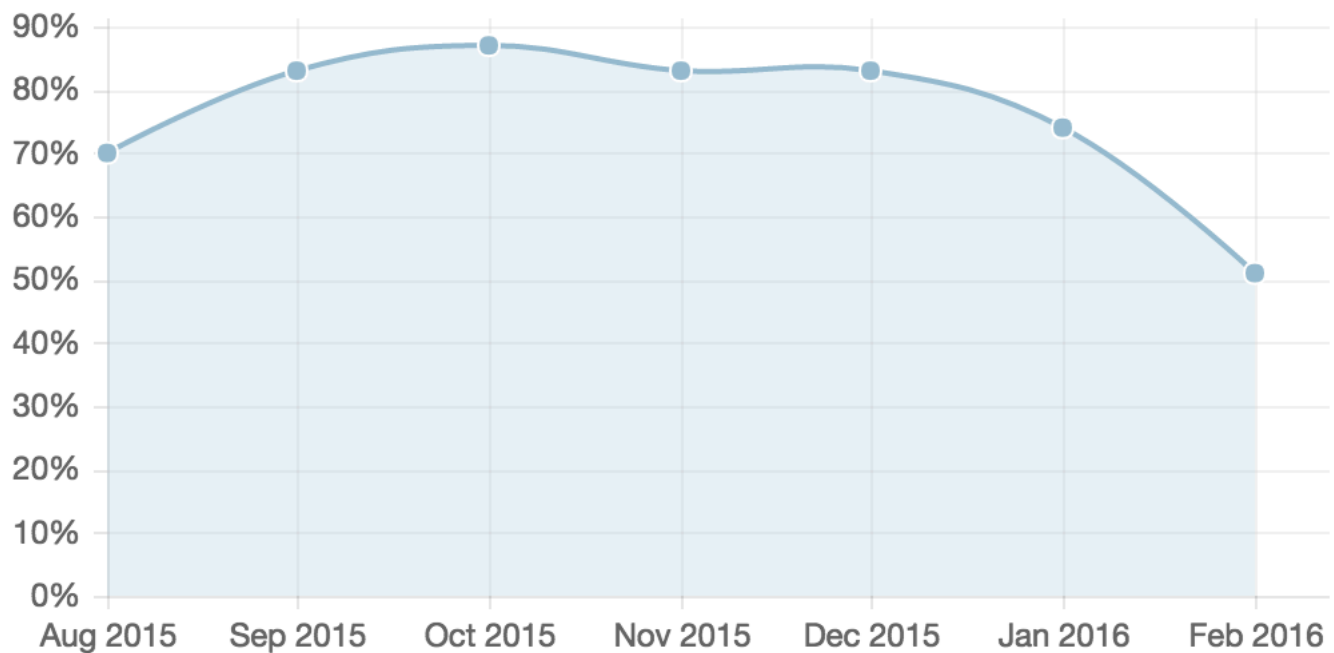
| Item                         | Income          | Expense         |
|------------------------------|-----------------|-----------------|
| Booking income               | 5,414.00        |                 |
| Clean & greet fee            |                 | 376.00          |
| HostKeep fee                 |                 | 812.10          |
| Consumables & other expenses |                 | 256.44          |
|                              | <b>Paid Out</b> | <b>3,969.46</b> |

# Property Stats

**Please note:** currently stats are based on Airbnb bookings only. Direct bookings will not be represented. We're working on integrating this in future reports.

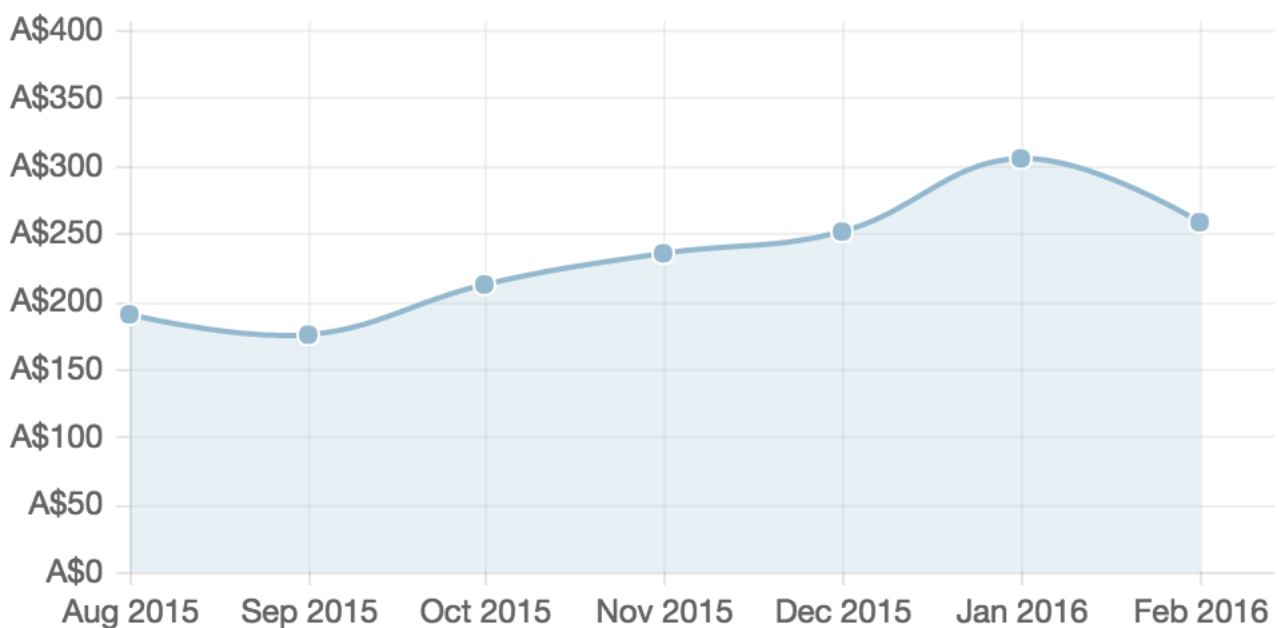
Note that following month occupancy represents current booking s only. We expect this to increase by end of month.

## Occupancy



Occupancy is the % of nights booked

## Average daily rate



Average daily rate is the average price, excluding Airbnb fees, that guests paid each night

## Guest Feedback



Alan

Our stay at PINOT was fantastic. Alana was easy to contact and catered the apartment to our satisfaction. The place was very clean, modern and conveniently located to all the attractions we wanted to visit. We highly recommend this place and looking forward to returning during our next trip to Melbourne.

January 2016

 Helpful



Daniel

Great place , hosts were available for any assistance. Clean and tidy. Recommend again.

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 Helpful



Mark

A very pleasant, well located flat. Easy access to free tram system and inexpensive, offsite parking, if required. Most of downtown was within walking distance and having direct access to a transportation hub was a bonus. Hosts were responsive even during off hours and immediately dispatched cleaning crew when requested. Of note, if a/c is important than be aware that there is a single unit in the living area so the bedroom doors must remain open to allow for air flow. Could use some shelving or drawers in bedroom closets as not everything can be hung.

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 Helpful



Zhang

Alanna is very helpful, the place is nice fit out. Premium location. 5 star experiences highly recommended.

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 Helpful