

# Monthly Property Report

December 2015

## Overview

Merry Christmas and Happy New Year to all our HostKeep Clients!

The Christmas and New Years break was strong with above average nightly returns for the busy holiday season.

The HostKeep direct booking portal has also completed a soft-launch. We are currently migrating all of our properties (to be completed by end of January), with some properties already going live. You can check it out here <http://book.hostkeep.com.au>

Thank you for your support last year, and we look forward to making 2016 an even better year for your property!

## Guest Stays

Check-in Date	Guest	Nights	Confirmation Code	Portal
31/12/2015	Katja Lanz	32	FB5ANN	Airbnb
12/12/2015	Kelly Childs	2	534B2Q	Airbnb
8/12/2015	Mark Petersen	2	D2EERW	Airbnb
5/12/2015	Kaylynn Ng	3	2CMH9Z	Airbnb
2/12/2015	Dawn McCarthy	3	NTBBE3	Airbnb
1/12/2015	Sareena Jacob	6	HS8WAF	Airbnb

## Key Stats

<b>Total nights<sup>1</sup></b>	<b>48</b>
<b>Gross earnings<sup>2</sup></b>	<b>4,702.00</b>
<b>Amount paid out</b>	<b>3,789.33</b>

<sup>1</sup> Total paid night during month (regardless of whether guests stayed during month or earlier/later)

<sup>2</sup> Total cash received during period

## Bookings Income & Expenses

Guest	Currency	Gross Amount	Clean & Greet Fee	HostKeep Fee
Katja Lanz	AUD	2943	60	353.16
Kelly Childs	AUD	436	60	52.32
Mark Petersen	AUD	280	60	33.6
Kaylynn Ng	AUD	630	60	75.6
Dawn McCarthy	AUD	378	60	45.36
Sareena Jacob	AUD	35	0.00	0.00
<b>Total</b>		<b>4,702.00</b>	<b>300.00</b>	<b>560.04</b>

## Consumables / Utilities / Other Expenses

Item	Units consumed	Price per unit	Total
Thank you Muesli	1	6.92	6.92
Who Gives a Crap (per roll)	5	1.20	6.00
Earth Choice Toilet cleaner 750mL	1	3.76	3.76
Red Wine	1	13.50	13.50
White Wine	1	14.50	14.50
Netflix subscription	1	7.95	7.95
<b>Total</b>			<b>52.63</b>

## Total Earnings

Item	Income	Expense
Booking income	4,702.00	
Clean & greet fee		300.00
HostKeep fee		560.04
Consumables & other Expenses		52.63
<b>Paid Out</b>		<b>3,789.33</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 report.

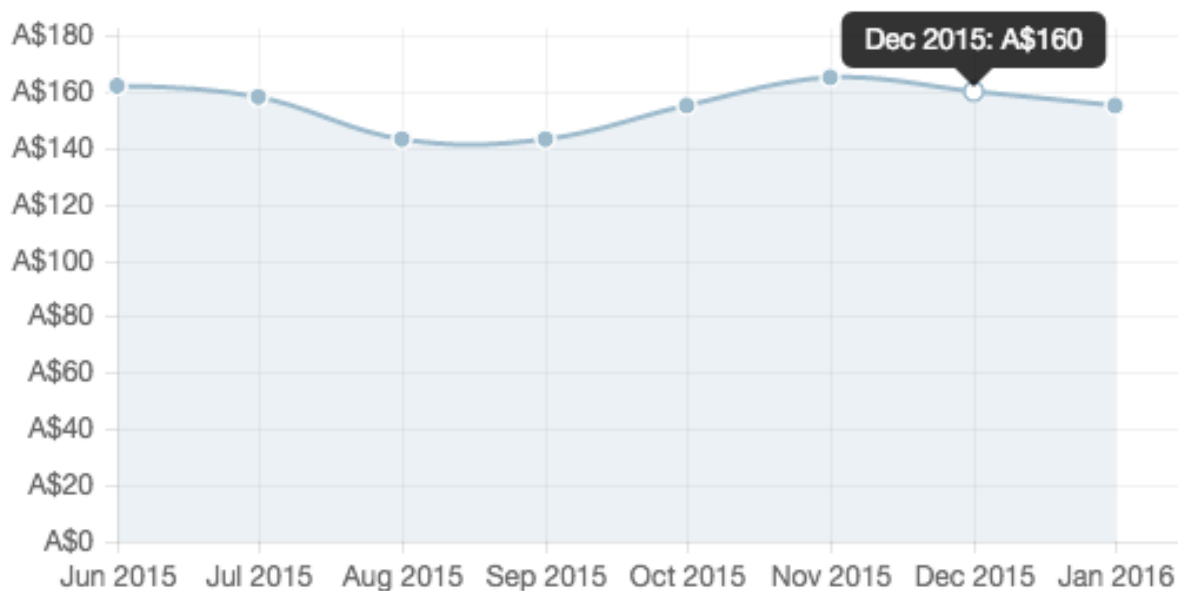
Note that following month occupancy represents current booking only. We expect this to increase by end of month.

### Occupancy



Occupancy is the % of nights booked

### Average daily rate



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

## Guest Feedback



Kaylynn

The apartment was immaculate; very well equipped, and in such a convenient location. We were welcomed upon arrival, and the check in process was really smooth. Would definitely recommend this place to future guests!

December 2015

 Helpful



Dawn

Great location only minutes from Southern Cross Station and in the free Tram Zone.

December 2015

 Helpful



Ranee

It is the first time I am using Airbnb. The whole experience is hassle free. The check-in is very smooth and innovative. Location is really good. We parked the car at Crown for \$16 per night and take a free tram back. But second night we just park street parking cost us \$11 to park till 930am. It is really close to everything. Complimentary coffee, bottle of wine. Apple TV. The bed and the pillows are comfortable. The downloading speed is very fast. Value for money!

December 2015

 Helpful