

# Monthly Property Report

January 2016

## Guest Stays

Check-in Date	Guest	Portal	Nights	Gross Amount	Cleaning fee	HostKeep Fee
31/12/2015	Lisa Potter	Airbnb	2	935.00	120.00	140.25
3/01/2016	David Stanbury	Airbnb	7	2,309.00	120.00	346.35
12/01/2016	Pascal Nef	Airbnb	4	1,394.00	198.00	209.10
28/01/2016	Gina Murphy	Airbnb	2	1,016.00	120.00	152.40
<b>Total</b>			<b>15</b>	<b>5,654.00</b>	<b>558.00</b>	<b>848.10</b>

## Consumables / Utilities / Other Expenses

Item	Units	Price per unit	Total
Who Gives a Crap (per roll)	24.00	1.20	28.80
Orange Power Air Freshener Spray	1.00	5.40	5.40
Earth Choice Toilet Cleaner 750ml	1.00	3.76	3.76
Tim's cleans	3	120.00	360.00
Sam's cleans	1.00	120.00	120.00
Emergency clean	1.00	880.00	880.00
<b>Total</b>			<b>1,397.96</b>

## Total Earnings

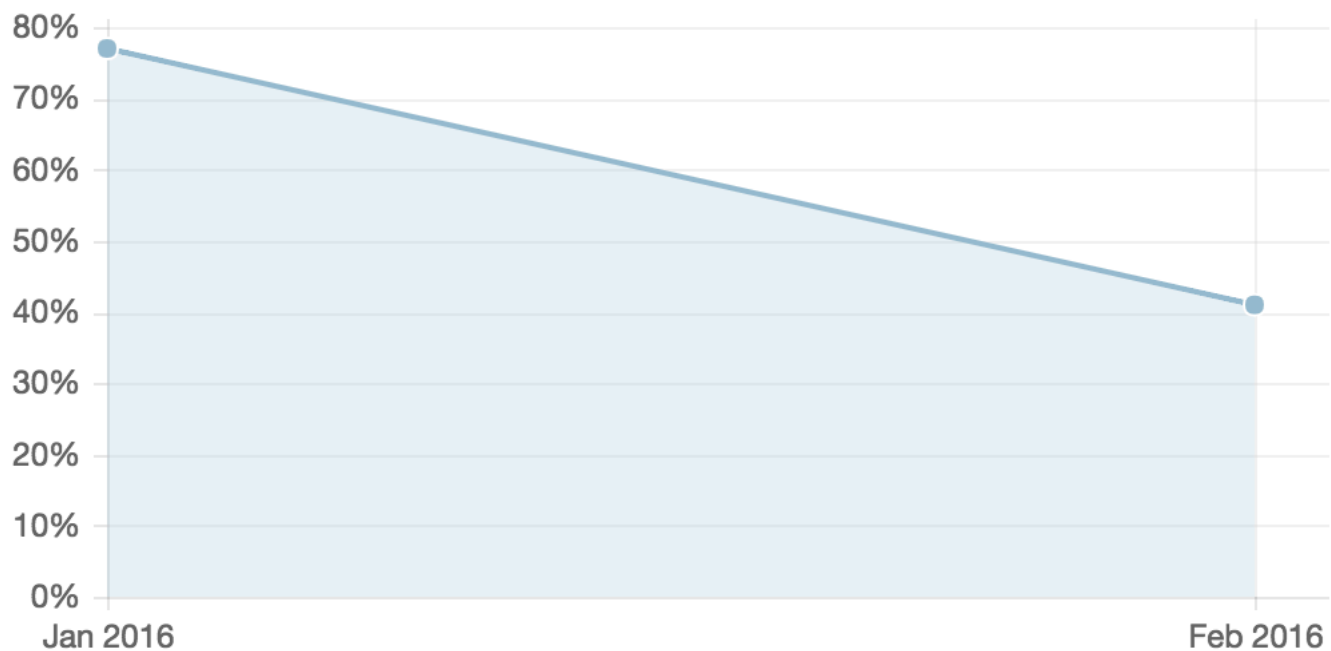
Item	Income	Expense
Booking income	5,654.00	
Clean & greet fee		558.00
HostKeep fee		848.10
Consumables & other expenses		1,397.96
<b>Paid Out</b>		<b>2,849.94</b>

# 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.

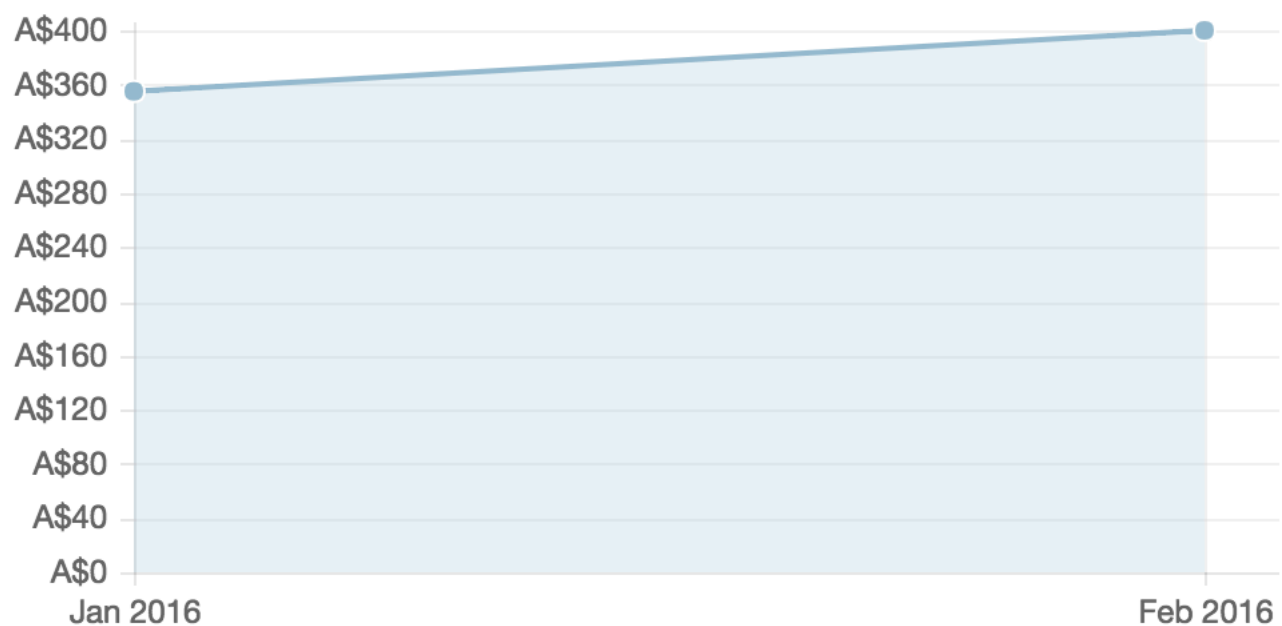
Note that following month occupancy represents current bookings only. We expect this to increase by end of month.

## 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



Pascal

We were immediately made to feel very welcome. Alana was a super host and very willing to assist us. The house was beautifully furnished and has all the little touches which make you feel at home. It's located in a quite side street and within 2 mins walking you are in a arty and busing neighbourhood with cool shops, restaurants and bars. We loved it very much.

January 2016

 Helpful

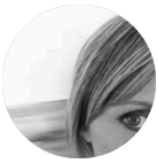


David

Fantastic apartment - a great base for our Melbourne exploring, and in the heart of wonderful Fitzroy. Communication was swift and clear and everything went smoothly - highly recommended.

January 2016

 Helpful



Lisa

Our hosts were absolutely fantastic and extremely accomodating The townhouse was everything we we were hoping for and more We were lucky enough to stay for New Year's Eve and the view from the roof top was sensational We were two families of 4 and there was plenty of room for everyone The beds were comfortable and even being right in the heart of Fitzroy ,very, very quiet. Shops are only a 2 minute walk and so is tram. Would highly recommend this superb property and hope to stay again Thank you Stephen, Dan and Alana!!

January 2016

 Helpful