

# Monthly Property Report

January 2016

## Guest Stays

Check-in Date	Guest	Portal	Nights	Gross Amount	Cleaning fee	HostKeep Fee
13/01/2016	Peter Trajanovski	Direct	2	300.00	106.00	45.00
18/01/2016	Andre Veesaar	Airbnb	4	961.00	106.00	144.15
22/01/2016	Dennis Koutoulogenis	Airbnb	4	1,181.00	107.00	177.15
26/01/2016	Kirsti Hagelberg	Airbnb	6	1,381.00	106.00	207.15
<b>Total</b>			<b>16</b>	<b>3,823.00</b>	<b>425.00</b>	<b>573.45</b>

## Consumables / Utilities / Other Expenses

Item	Units	Price per unit	Total
Thankyou Body Wash 500ml	1.00	10.95	10.95
Who Gives a Crap (per roll)	10.00	1.20	12.00
Invoice 20152212-1 (completion of furnishings)	1.00	1,137.97	1,137.97
U6/1A Lyndhurst, cleaning inc laundry	3.00	66.00	198.00
<b>Total</b>			<b>1,358.92</b>

## Total Earnings

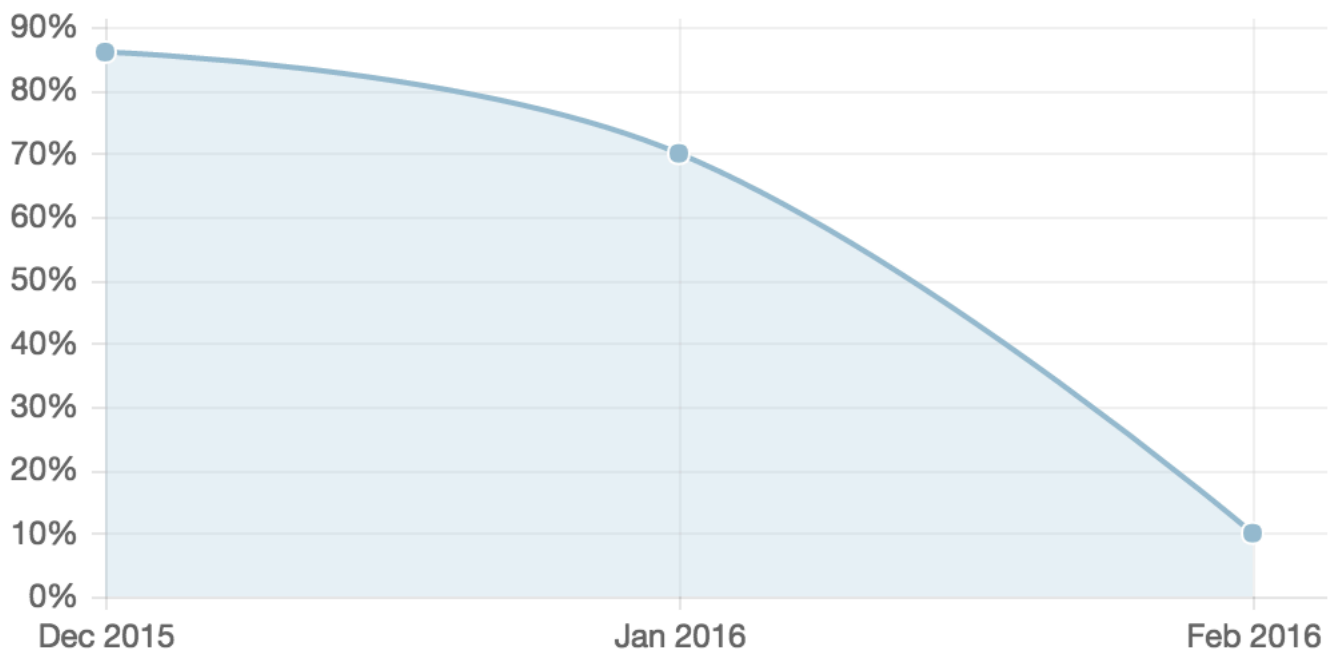
Item	Income	Expense
Booking income	3,823.00	
Clean & greet fee		425.00
HostKeep fee		573.45
Consumables & other expenses		1,358.92
<b>Paid Out</b>		<b>1,465.63</b>

# 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.

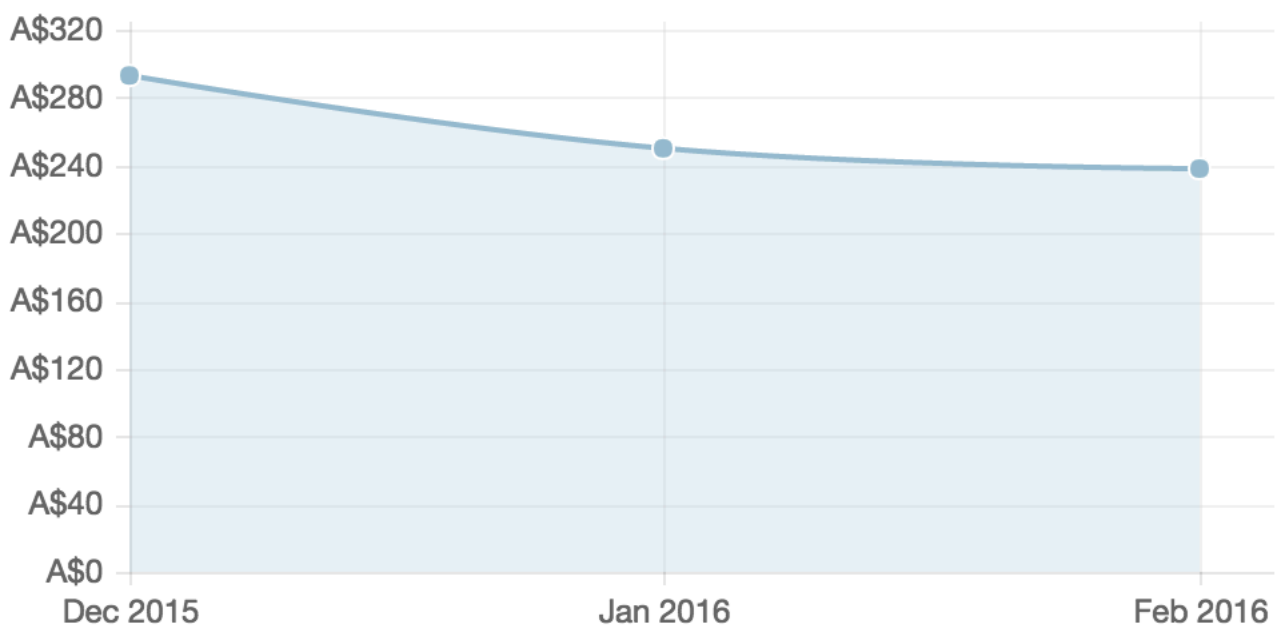
Note that following month occupancy represents current bookings only. We expect this to increase by end of month.

## 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



Dennis

Sundowner was a great place to stay for our family of 2 adults and 2 kids. Everything was brand, spanking new and spotlessly clean. The beds were comfy, the shower roomy, the towels fluffy. The hand wash, body wash and shampoo and conditioner from thankyou were a lovely surprise, as were the breakfast goodies in the pantry. There's an awesome roof-top terrace and BBQ area would have been great had the Melbourne "summer" weather cooperated ( it was more "downer" than "sun"! ) Fortunately, that's where the Apple TV with Netflix and fast Wi-Fi connection came in handy! There's a washer and dryer if you need it, aircon, and a great kitchen. The place is located in a quiet, gated street, but minutes walk from all of the buzz of St Kilda, and a short drive to everything else. We had a great stay and have no hesitation in recommending it to anyone.

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Andre

We had a problem with our previous host, who didn't answer the phone and left us without home. We had to find a new place quickly and we were lucky that we found The Hostkeep Team :) They answered to our booking request really quickly and the apartment was amazing! Communication was smooth and absolutely no problems. Bright, comfortable, stylish. Really enjoyed our stay and definately recommend!

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Hiria

Stephen, Dan & Alana made everything very easy for me, quick to reply to any questions I had, would definitely book again (for myself this time!) - thanks guys

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