



Investment Model

Purchase Price \$ 295,000.00

Income/Receipts

*Rental 35% occ @ \$200 pn	\$	25,550.00
Total Income	\$	25,550.00

Expenses

Commission to operator	12%	\$	3,066.00
Cleaning per week	\$150	\$	2,737.50
CCRC Rates		\$	2,244.00
Body Corp Fees PA		\$	1,200.00
Landlord Insurance		\$	300.00
Power		\$	500.00
Total Expenses		\$	10,047.50

EBITDA \$ 15,502.50

EBITDA % Return 5.3%

*Notes on Mission Beach Occupancy Rates

Comprable holiday accomodation houses reported occupancy rates

Shores	80%	\$130 - \$180 1 bedroom units
Mission Reef Resort	60%	\$210 per double + \$20 pp
Cassawong Cottages	58%	\$205 - \$300 2 BR Unit

Occupancy rates obtained from Mission Beach Visitor Centre