

Short Term Rental Appraisal

Friday July 18th, 2025

1/20 Baywater Drive, Twin Waters



Property Listed On: Airbnb, Booking.com, VRBO (Stayz), Priceline, Agoda, Kayak, Expedia, Hotels.com, Travelocity, Wotif, SunnyCoastBNB.com.au, SunnyBNB Direct bookings

Property Guest Occupancy: 60-70%

Cleaning Fee \$: Paid by guests (includes cleaning, linen and consumable)

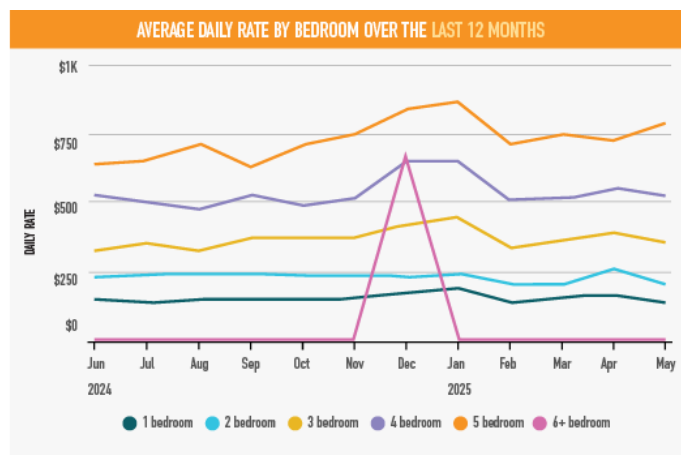
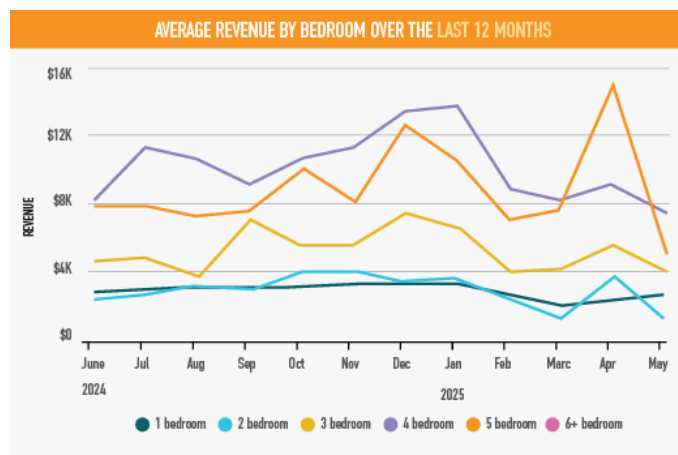
Accommodation - Nightly Rates (+ clean fee, that is paid by guest)	
Sunday – Thursday	\$200-\$250 p/n
Friday – Saturday	\$240-\$300 p/n
Public/School holidays	\$250-\$400 p/n
Dec 20 – Jan 6	\$500-\$800 p/n
Jan 6 – Jan 31	\$300-\$600 p/n

Approximate Net Return to Owner: \$40,000 - \$47,000

Free Detailed Suburb STR's Report:
<https://sunnybnb.com.au/suburbreport>



Mudjimba STR Properties KPI's (as at 1/6/25)



If you have any questions, please don't hesitate to contact me.

Chris Doherty-Fisher

General Manager

Sunny BNB