

MadeComfy projected property returns

10 Cecil Place, Prahran VIC – 1 Bedder & 2 Bedder

made
Comfy

Anchor
Place

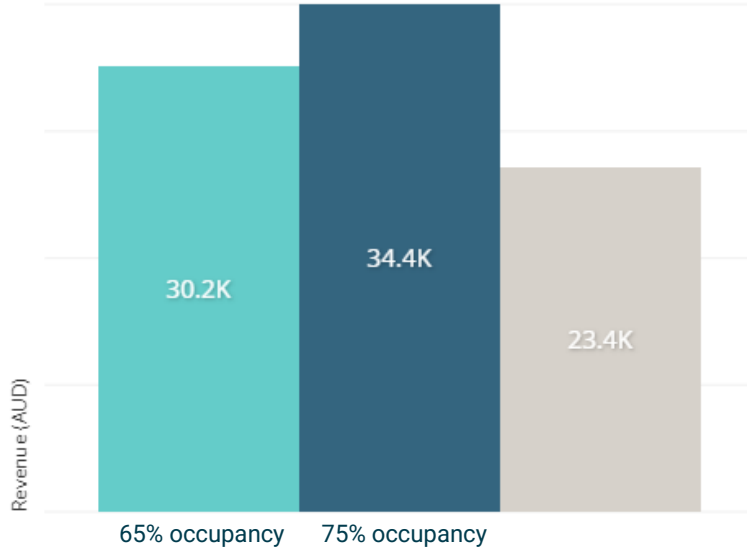
BROUGHT TO YOU BY

Bensons

Your MadeComfy revenue forecast

Annual net revenue estimate 1Bed/1Bath

● STR Low Estimate ● STR High Estimate ● LTR Estimate



Net revenue breakdown

	STR Low Estimate	STR High Estimate	LTR Estimate
-			
Low Season Weekly	\$608	\$692	\$500
Shoulder Season Weekly	\$733	\$834	\$500
High Season Weekly	\$929	\$1056	\$500

	STR Low Estimate	STR High Estimate	LTR Estimate
-			
Gross Revenue	\$37786	\$43012	\$26000
Management Costs %	20.0%	20.0%	10.0%
Property Management %	20.0%	20.0%	7.0%
Advert. Letting & Inspection %	0.0%	0.0%	3.0%
Management Costs \$	\$7557	\$8602	\$2600
Property Management \$	\$7557	\$8602	\$1820
Advert. Letting & Inspection \$	\$0	\$0	\$780
Net Revenue	\$30229	\$34409	\$23400

Night rate forecast

Low season

\$130

per night
(month average)

Shoulder season

\$160

per night
(month average)

High season

\$190

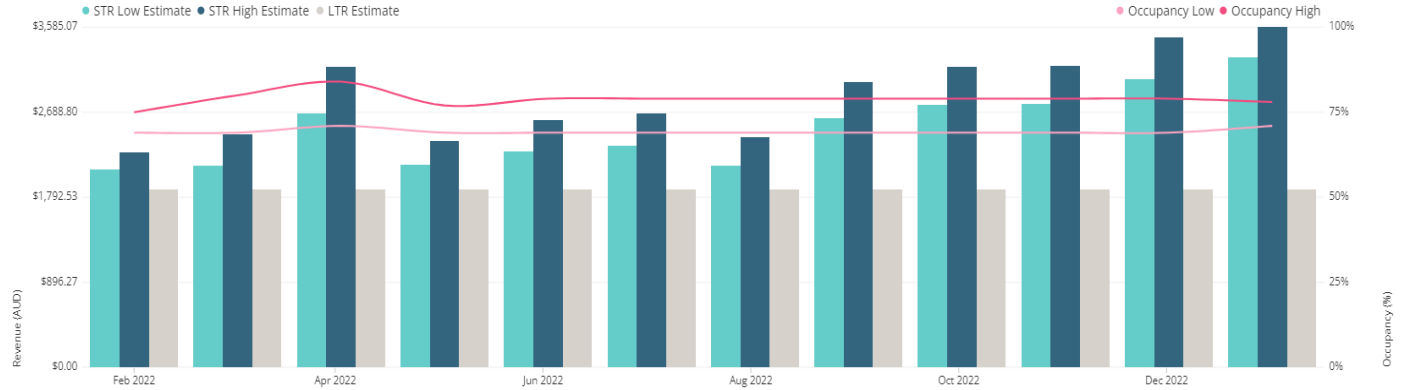
per night
(month average)

Revenue forecasts are estimated based on past and current short-term rental market trends and should not be relied on as a guarantee of future rental income.

*STR = Short-term rental LTR = Long-term rental

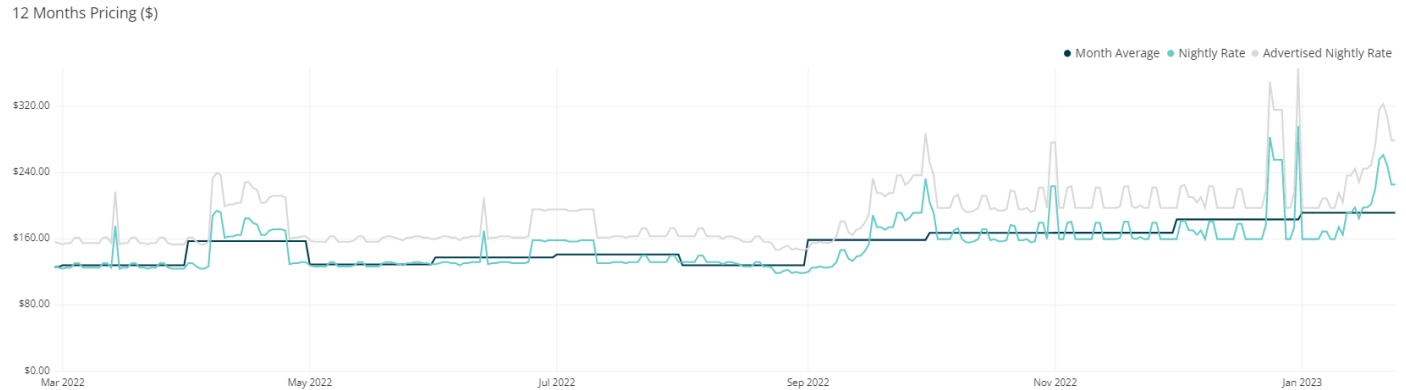
12 month net revenue forecasted trend

Your short-term rental income varies each month, depending on times of peak and off-peak demand. This chart displays our forecasted trend based on historical seasonality and predicted market changes over the next 12 months.



Nightly rate trend

MadeComfy's pricing team dynamically optimises your nightly rates according to a range of market demand variables including day of week, seasonality and special events. This chart displays our projection of your property's nightly rates over the next 12 months and median nightly rate for each month.

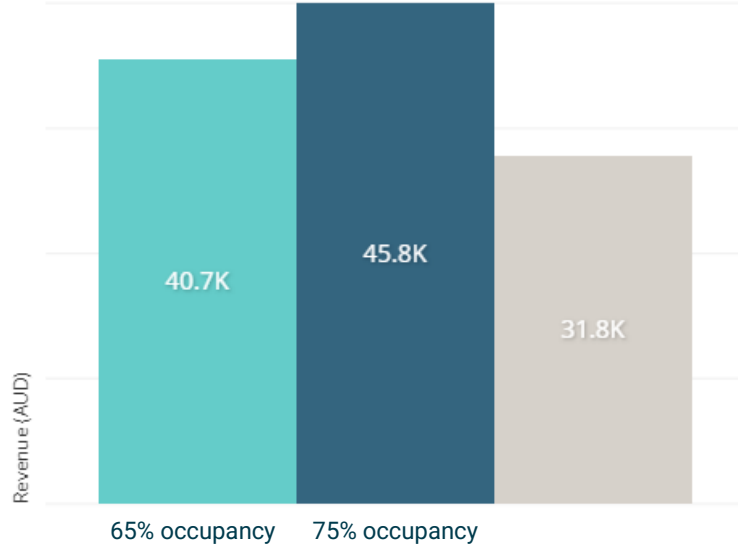


*STR = Short-term rental LTR = Long-term rental

Your MadeComfy revenue forecast

Annual net revenue estimate 2Bed/1Bath

● STR Low Estimate ● STR High Estimate ● LTR Estimate



Net revenue breakdown

	STR Low Estimate	STR High Estimate	LTR Estimate
-			
Low Season Weekly	\$728	\$819	\$680
Shoulder Season Weekly	\$998	\$1123	\$680
High Season Weekly	\$1400	\$1575	\$680

	STR Low Estimate	STR High Estimate	LTR Estimate
-			
Gross Revenue	\$50885	\$57224	\$35360
Management Costs %	20.0%	20.0%	10.0%
Property Management %	20.0%	20.0%	7.0%
Advert. Letting & Inspection %	0.0%	0.0%	3.0%
Management Costs \$	\$10177	\$11444	\$3536
Property Management \$	\$10177	\$11444	\$2475
Advert. Letting & Inspection \$	\$0	\$0	\$1060
Net Revenue	\$40708	\$45779	\$31824

Night rate forecast

Low season

\$160

per night
(month average)

Shoulder season

\$200

per night
(month average)

High season

\$240

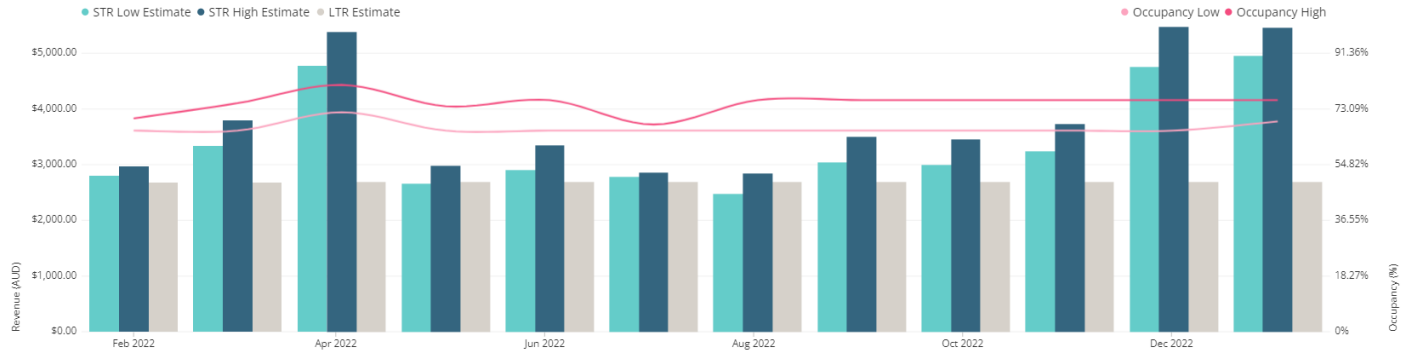
per night
(month average)

Revenue forecasts are estimated based on past and current short-term rental market trends and should not be relied on as a guarantee of future rental income.

*STR = Short-term rental LTR = Long-term rental

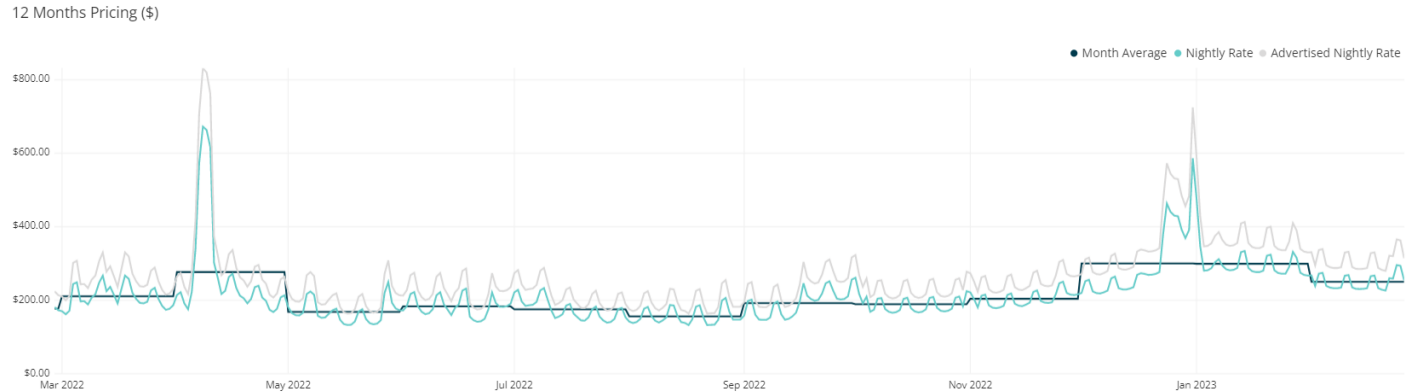
12 month net revenue forecasted trend

Your short-term rental income varies each month, depending on times of peak and off-peak demand. This chart displays our forecasted trend based on historical seasonality and predicted market changes over the next 12 months.



Nightly rate trend

MadeComfy's pricing team dynamically optimises your nightly rates according to a range of market demand variables including day of week, seasonality and special events. This chart displays our projection of your property's nightly rates over the next 12 months and median nightly rate for each month.

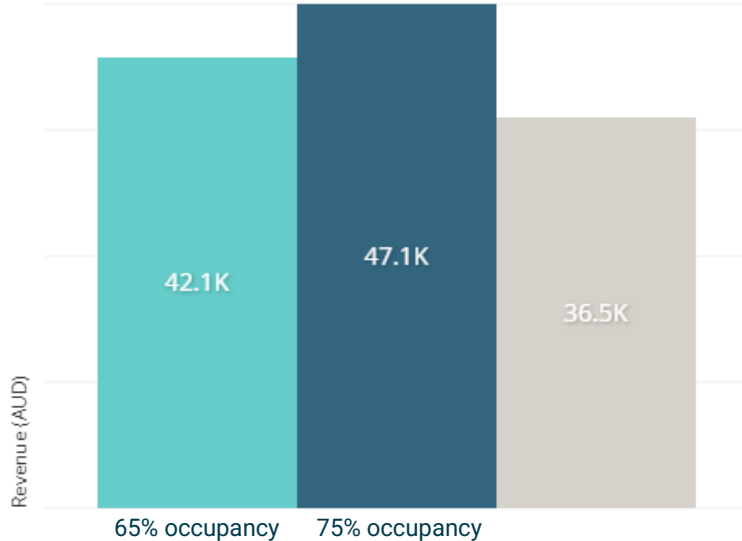


*STR = Short-term rental LTR = Long-term rental

Your MadeComfy revenue forecast

Annual net revenue estimate 2Bed/2Bath

● STR Low Estimate ● STR High Estimate ● LTR Estimate



Net revenue breakdown

	STR Low Estimate	STR High Estimate	LTR Estimate
-			
Low Season Weekly	\$753	\$840	\$780
Shoulder Season Weekly	\$1035	\$1155	\$780
High Season Weekly	\$1454	\$1622	\$780

	STR Low Estimate	STR High Estimate	LTR Estimate
-			
Gross Revenue	\$52603	\$58862	\$40560
Management Costs %	20.0%	20.0%	10.0%
Property Management %	20.0%	20.0%	7.0%
Advert. Letting & Inspection %	0.0%	0.0%	3.0%
Management Costs \$	\$10520	\$11772	\$4056
Property Management \$	\$10520	\$11772	\$2839
Advert. Letting & Inspection \$	\$0	\$0	\$1216
Net Revenue	\$42082	\$47089	\$36504

Night rate forecast

Low season

\$170

per night
(month average)

Shoulder season

\$220

per night
(month average)

High season

\$260

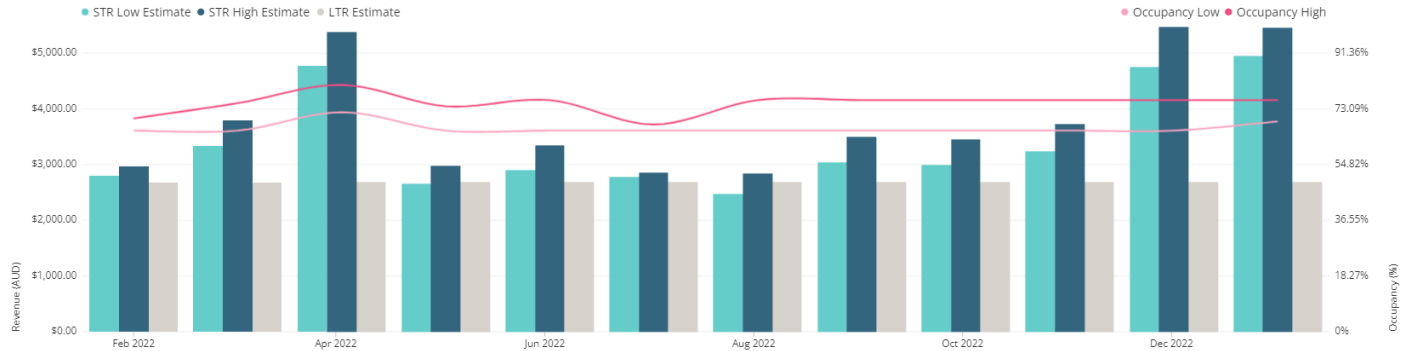
per night
(month average)

Revenue forecasts are estimated based on past and current short-term rental market trends and should not be relied on as a guarantee of future rental income.

*STR = Short-term rental LTR = Long-term rental

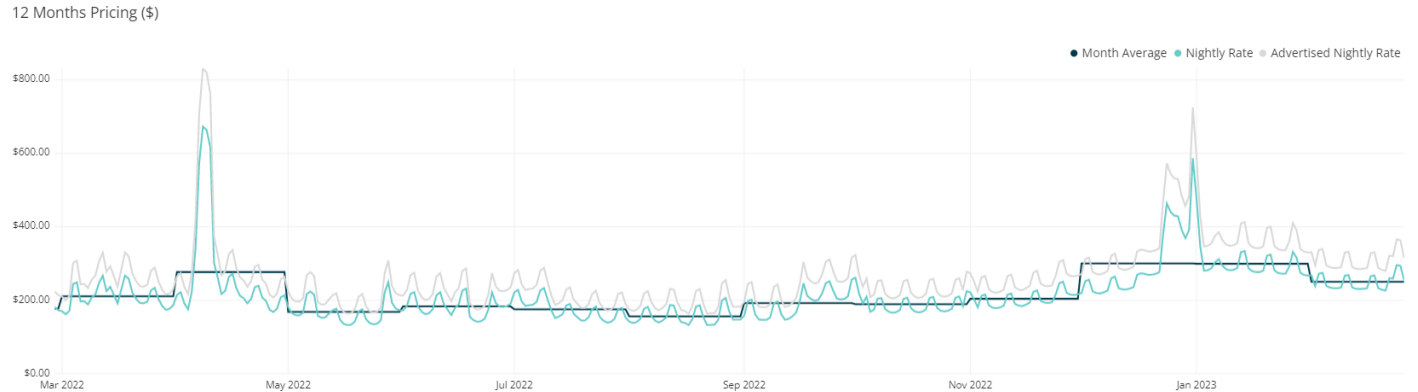
12 month net revenue forecasted trend

Your short-term rental income varies each month, depending on times of peak and off-peak demand. This chart displays our forecasted trend based on historical seasonality and predicted market changes over the next 12 months.



Nightly rate trend

MadeComfy's pricing team dynamically optimises your nightly rates according to a range of market demand variables including day of week, seasonality and special events. This chart displays our projection of your property's nightly rates over the next 12 months and median nightly rate for each month.



*STR = Short-term rental LTR = Long-term rental

Projected returns

\$30K - \$35K (1 Bed / 1 Bath)

Annual Net Return

\$41K - \$46K (2 Bed / 1 Bath)

Annual Net Return

\$42K - \$47K (2 Bed / 2 Bath)

Annual Net Return



MadeComfy associated costs:

- **Setup fee:** \$450 + GST
- **Professional photography:** TBC based on number of photo's
- **Management fee:** 20% + GST. Our fee is associated to the bookings we get for you
- **Entry deep cleaning and property setup with linen & amenities:**
\$219 + GST (1Bed/1Bath) \$265 + GST (2Bed/1Bath) \$295 + GST (2Bed/2Bath) one off fee only

The MadeComfy Difference

Airbnb co-hosts, and
other short-term
rental managers



		Airbnb only	MadeComfy, Airbnb, Booking.com, HomeAway, TripAdvisor, Expedia
Revenue maximisation	Multiple booking channels	Airbnb only	MadeComfy, Airbnb, Booking.com, HomeAway, TripAdvisor, Expedia
	Corporate traveller program	✗	✓
	Access to MadeComfy website bookings	✗	✓
	Pricing analytics & revenue optimisation	Manual / basic third party tools	Data-driven revenue management
	Professional photography and copywriting	✗	✓
Professionalism	CovidSafe housekeeping	✗	✓
	Team of specialised experts - Australia based	✗	✓
	Licensed Real estate agent and trust accounting	✗	✓
Transparency and support	Owner dashboard with full transparency on bookings	✗	✓
	Financial statements (monthly and annual)	✗	✓
Other benefits and fees	Discounted stays at MadeComfy properties	✗	✓
	Management fee (exc. GST)	15-20%	20%

Secure more bookings with professional furnishing and styling

High quality furnishing and styling is the most effective investment you can make to maximise the performance of your short-term rental.

- ✓ Fully inclusive service that includes professional consultation, delivery, installation and removal of old furniture if required
- ✓ Access to special wholesale rates and prices
- ✓ Durable, high quality and comfortable furniture your guests will love
- ✓ Optional [depreciation schedule](#) to deduct the cost of your investment

*This apartment with professional furnishing and styling in Central Manly achieved a higher average nightly rate of 59% compared to same size apartment in the area.



With furnishing and styling



Without furnishing and styling

Professional
furnishing
case study

59% higher
nightly rate*

**Sign up
today!**

Do you have questions?

Contact Bensons Property Group
to learn more.

