



77

Submarket Score

Surfers Paradise Blvd, Surfers Paradise QLD, Australia

Market: Gold Coast Submarket: Surfers-Paradise

2 Bed 2 Bath 4 Guests

Operating Expenses

\$37.4K

Net Operating Income

\$64.4K

Cap Rate

\$101.7K

Projected
Revenue

73.6%

Occupancy

\$378.8

Average
Daily Rate

High

Confidence
Score

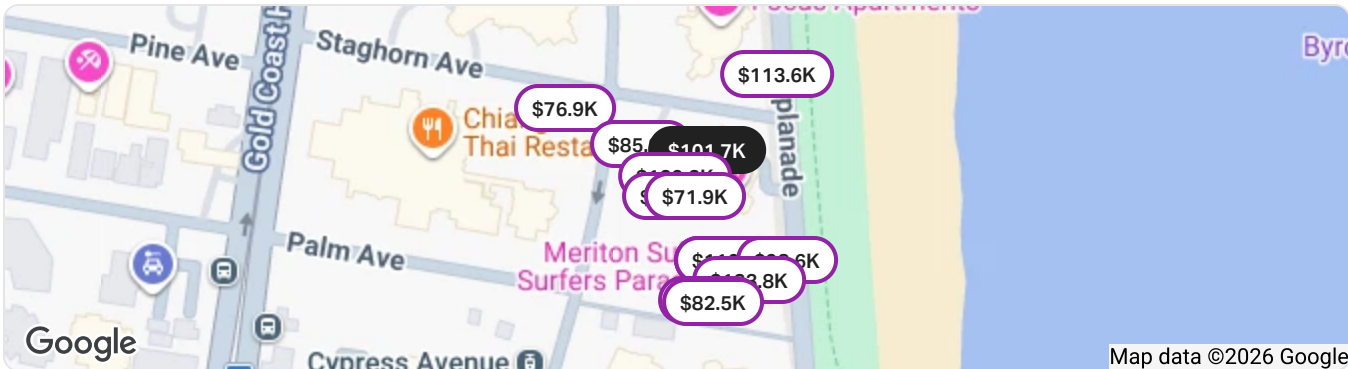


Comparable short-term rental listings

Default Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Gorgeous Ocean View 2BR Apartment High Flo...	2	2	\$110.5K	354	\$106.8K	76.6%	\$394.1
Sky-High Beach Escape Pool, Sauna, River Views	2	2	\$106.6K	357	\$103.2K	76.5%	\$378
HYGGE A feeling of home Absolutely ocean view	2	2	\$88.1K	355	\$85.8K	67%	\$360.5
Surfers Paradise apartment with amazing views	2	2	\$63.5K	353	\$61.1K	67.6%	\$328.2
Beachfront and Ocean view level 47 with Parking	2	2	\$138.6K	349	\$133.8K	88.3%	\$434.4
Crown Towers Private Holiday Apartment	2	2	\$77.4K	362	\$76.9K	72.4%	\$295.7
Ocean View/Beachfront level 49 with Parking. Mg	2	2	\$95.6K	351	\$92.3K	82.6%	\$318.2
Penthouse 2b Ocean Views. B	2	2	\$132.1K	357	\$129.3K	85.7%	\$422.4
Surfers Paradise Iconic Beachfront 2BR Apt	2	2	\$94.8K	344	\$89.2K	69.8%	\$371.7
Absolute Ocean Front High Level Two Bedroom ...	2	2	\$104K	348	\$99.2K	67.2%	\$424
Surfers Paradise Brand New Beachfront 2BR Apt	2	2	\$119.3K	342	\$110.7K	76%	\$425.6
Beachfront Escape in Surfers Paradise	2	2	\$74.2K	349	\$71.9K	56.4%	\$364.8

+ 3 additional listings in comp set



AIRDNA.CO

SURFERS PARADISE BLVD, SURFERS PARADISE QLD
4217, AUSTRALIA

Operating Expenses Breakdown

Surfers Paradise Blvd, Surfers Paradise QLD · 2 bed / 2 bath / 4 guests
Prepared by Hauz Management · 24 October 2026

Projected annual revenue **\$101,720**

AirDNA Rentalizer estimate: nightly rates plus cleaning fees paid by guests

LESS OPERATING EXPENSES

Cleaning **–\$11,761**

Paid to cleaners from the cleaning fees guests are charged (pass-through)

Booking platform fees **–\$14,241**

Airbnb host fee 15.5% and other channels, blended at 14% of revenue

Management fee **–\$11,358**

15% of net revenue (after cleaning and platform fees: \$75,718)

Total operating expenses **–\$37,360**

Estimated owner income (NOI) **\$64,360**

About \$5,363 per month per year

Notes

- Revenue, occupancy and ADR are AirDNA projections based on 15 comparable listings (High confidence); actual results will vary.
- Not included: utilities, internet, strata/body corporate, council rates, insurance, maintenance, consumables and income tax.
- Figures match the Operating Expenses and Net Operating Income shown in the AirDNA report on page 1.

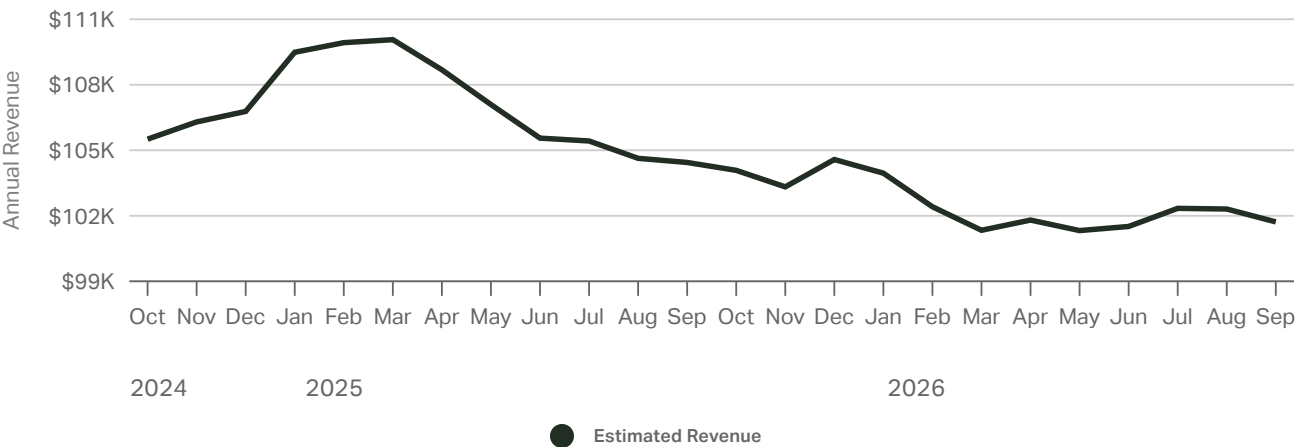
Comparable short-term rental amenities

 Air Conditioning	100%	 Parking	87%
 Dryer	100%	 Pool	93%
 Heating	100%	 Cable TV	100%
 Hot Tub	27%	 Washer	100%
 Kitchen	100%	 Wireless Internet	100%

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.

Zero hassle. Maximum return.

LISTED & REVIEWED ON



We manage Airbnb and short-stay properties across the Gold Coast, mixing holiday, mid-term and corporate guests so your property earns more, all year round.

10+

YEARS HOSTING
Since 2015

50

PROPERTY CAP
So every home gets attention

4.9+

AIRBNB GUEST RATING
Higher rating, higher occupancy

15%

OF NET REVENUE
Our only management fee

WHY OWNERS CHOOSE HAUZ

Experience you can measure

Hosting since 2015, led by a fully licensed real estate agent with experience at one of the largest Airbnb managers.

More income in the quiet months

Holiday, mid-term and corporate stays keep occupancy up when holiday demand dips.

A boutique portfolio, on purpose

We cap our portfolio at 50 properties. You deal with the people running your home, not a call centre.

Data-driven pricing

Nightly rates optimised continually using market data plus a decade of local experience.

WHAT'S INCLUDED

Marketing

Pro photos, listings on Airbnb & Booking.com

Maintenance

Reliable network of local tradespeople

Guest care

24/7 support, check-in and amenities

Furnishing advice

Set-up tips to lift your nightly rate

Cleaning & linen

Hotel-standard clean and inspection every stay

Accounting support

Optional, via our partner firm

Pricing strategy

Rates adjusted daily with market data

Hassle-free set-up

We set everything up for you

SIMPLE, TRANSPARENT FEES

15%

of net booking revenue

Charged after platform fees and cleaning. The only set-up cost is professional photography (around \$200).

HOW IT WORKS

- Free rental estimate**
Data-backed income projection for your property.
- Inspection & set-up**
Furnishing advice, photography and listings created.
- Go live**
We handle guests, cleaning, pricing and maintenance.
- You earn, hassle-free**
Your property works for you while we run the day-to-day.

★★★★★

"We have tried 3 different Airbnb property managers but Jakub and his team are really great! They increased the revenue from bookings and improved ROI for our investment properties."

— Kevin Lau, Hong Kong

Get your free rental estimate

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