

The Alloggio logo features the brand name in a white, lowercase, sans-serif font. The letter 'o' is stylized with a blue dot above it, and the letter 'g' has a blue dot above it as well. The background of the entire advertisement is a scenic view of a coastal balcony with a glass railing, overlooking the ocean and a rocky shore. In the foreground, there is a white planter with a palm tree and some greenery, and a white outdoor sofa with cushions and a green patterned pillow. The sky is a clear, bright blue.

Globally Connected, Locally Trusted.

# Premium Holiday Rental Management

Your property. Our expertise.

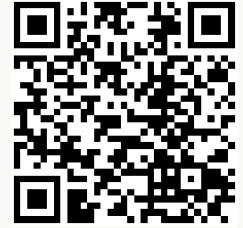
*Unlock the full potential of your holiday home with Alloggio, your trusted partner in premium holiday rental management across Australia and New Zealand.*



List with us and start earning

**BOOK NOW**

# PROPERTY APPRAISAL OVERVIEW.



Thank you for the opportunity to provide a Market Rental Proposal for your property.

Alloggio is one of Australasia's leading short-term and holiday rental management teams. We help property owners unlock the full potential of their homes through expert management, national marketing reach, and strong local insight.

Based on current STRA market conditions and comparable properties in your area, we have prepared an estimated rental outlook that reflects your property's location, presentation, and guest appeal.

With the right exposure through the Alloggio network, trusted travel partners, and tailored marketing activity, your property has the potential to achieve the following:

## PROPERTY PERFORMANCE ESTIMATE

Our goal is to maximise your revenue by continually adjusting rates based on demand, market trends, and other relevant factors. Below is the initial annual revenue estimate for your property:

Estimated gross annual income range: \$35,000.00 - \$50,000.00

Estimated annual occupancy range: 32% - 36%

These figures represent projected annual performance before management fees and any owner-related costs are deducted. Net revenue is paid monthly.

Projections take into account local rental demand, comparable properties, and the quality and presentation of your home. Professional photography and clear, high-

quality listing copy play a key role in attracting strong bookings.

If you would like to proceed, we can prepare a Holiday Management Agency Agreement for your review and provide guidance on STRA regulations, licensing, and insurance requirements in your state.

# alloggio:



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*This rental appraisal is for the sole use of the party to whom it is addressed and no responsibility is accepted to any third party who may rely on the whole or any part of this appraisal.*

**Disclaimer:** The figures above are given on the basis that they offer a conservative guide only as to financial returns associated with similar properties. It also assumes that the property has been supplied with quality fittings and furnishings as we have not physically viewed the property. The contents do not constitute legal or financial advice, are not intended to be a substitute for legal advice and should not be relied on as such. You should seek legal and financial advice or other professional advice in relation to any matters you or your organization may have. Alloggio Management Pty. Limited ACN 618 814 556 as trustee of the Alloggio Management unit trust ABN 93 701 872 338 accepts no liability for their accuracy and analytic average.

# WHY OWNERS CHOOSE ALLOGGIO.

Alloggio is Australia and New Zealand's leading network of short-stay and holiday accommodation specialists. We manage thousands of homes in sought-after coastal and regional destinations. Our approach blends local market knowledge with national capability, giving you expert local teams and a powerful platform that drives exposure and performance. We make owning a holiday home simple and rewarding.

1M+

Travellers in our database

300K+

Annual guests across our network

45+

Regional & coastal destinations

3.6

Average bookings per property per month



TRUSTED LOCAL EXPERTS



EXTENDED REACH & DISTRIBUTION



CREATIVE, DATA-DRIVEN MARKETING



DYNAMIC PRICING OPTIMISATION



PROFESSIONAL PROPERTY MANAGEMENT

*Enjoy your property when you want it & know that it performs when you do not.*

## LOCAL KNOWLEDGE. AUTHENTIC GUEST EXPERIENCE.

We turn beautiful properties into high-performing holiday homes by combining our industry expertise with deep local knowledge. Each property is cared for by people who live and work in your community, supported by Alloggio's central systems, marketing and technology.

Our local teams bring practical insights, trusted vendor partnerships and a deep understanding of their communities. This allows us to craft a guest experience that is personal, authentic, and memorable.



“ The place is booked out 90% of the time since we got the keys.

— Kai Lufan

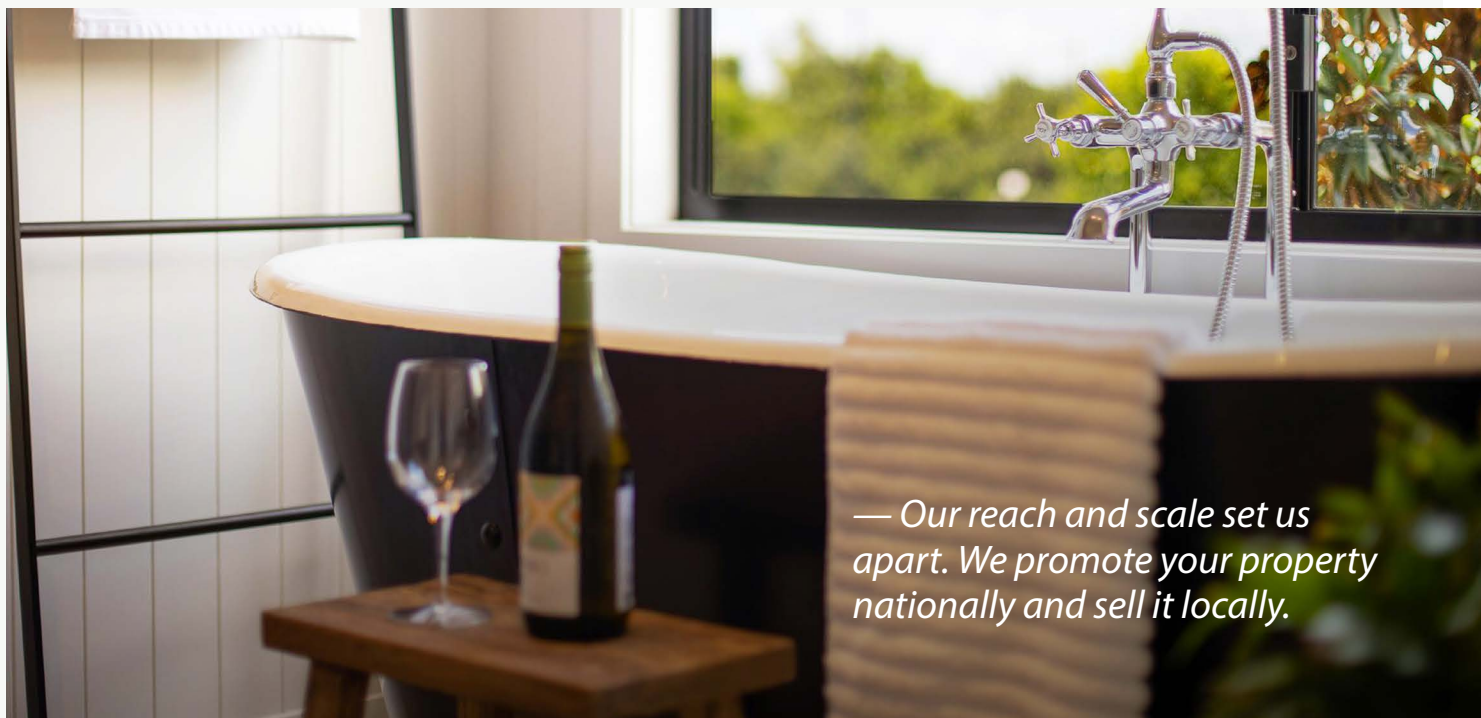
# INTERNATIONAL REACH. INDUSTRY EXPERTISE. STRONG RESULTS.

Every property listed with Alloggio benefits from the power of a national marketing network and the insight of marketing experts. Our campaigns combine performance data, creative storytelling and market knowledge to connect your property with guests who are ready to book.

Your listing appears on the world's top booking platforms and within our network of over 45 regional websites that attract repeat and referral travellers across Australia and

New Zealand. Local teams then extend that reach through partnerships with tourism bodies, event organisers and visitor networks to capture demand right at the source.

Recent regional campaigns have featured Alloggio properties in Destination NSW promotions and Channel 7's Weekender travel program, as well as seasonal tourism content, driving strong direct booking growth.



— Our reach and scale set us apart. We promote your property nationally and sell it locally.

## Global Distribution

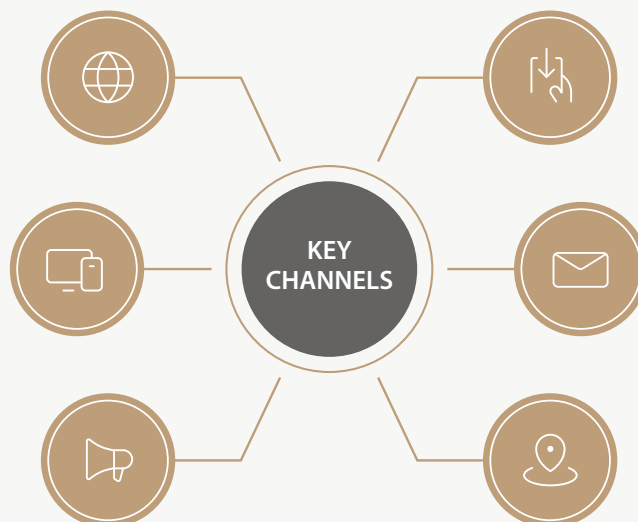
Airbnb, Booking.com, Stayz, Expedia and other key platforms.

## Direct Bookings

45+ Alloggio websites with region-specific audiences.

## Digital Marketing

Strong website presence on google, paid search and social campaigns.



## Content and Social

Visual storytelling and traveller engagement.

## Database Marketing

Personalised email campaigns to more than a million holidaymakers.

## Local Partnerships

Collaboration with tourism boards, events & community campaigns.

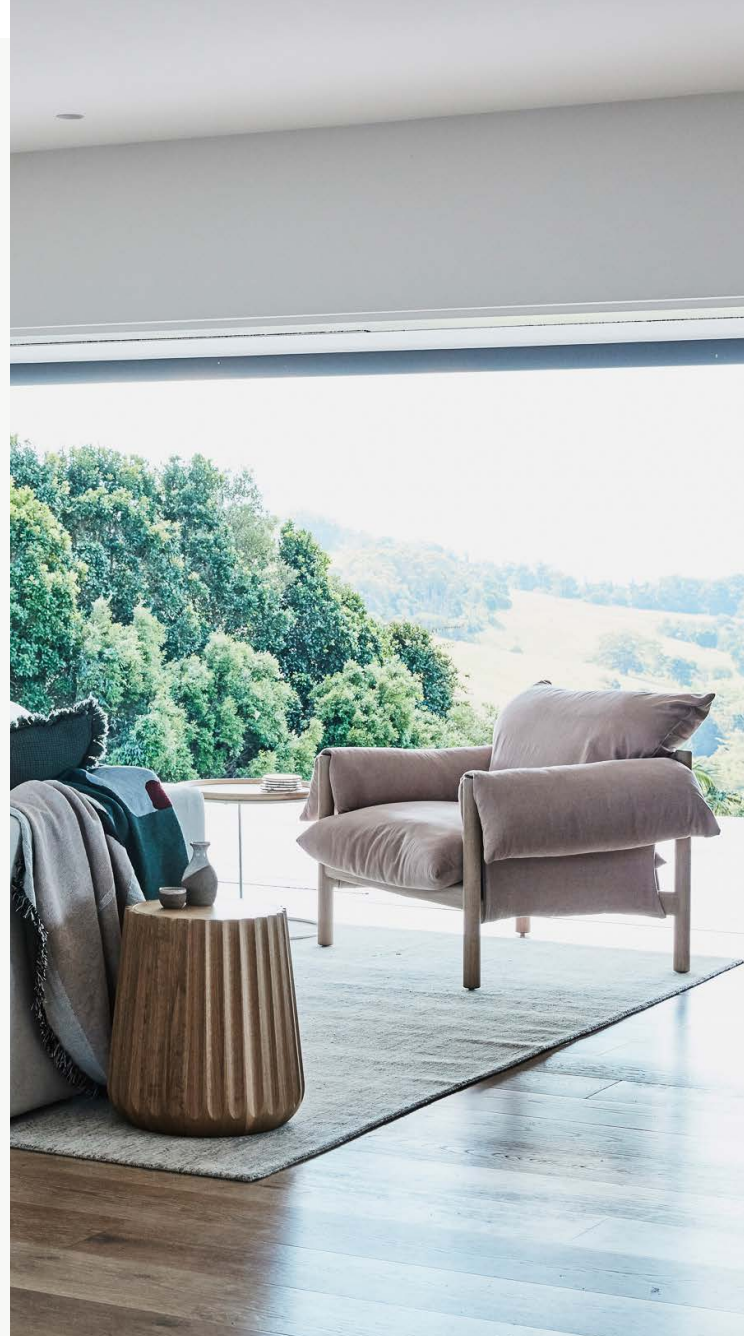
# DYNAMIC PRICING THAT DRIVES CONSISTENT RETURNS.

Alloggio's revenue management system combines advanced technology with industry expertise to deliver strong, steady performance. Using Pricelabs, our dynamic pricing tool, we analyse thousands of data points each day to keep your property competitively priced and performing at its best.

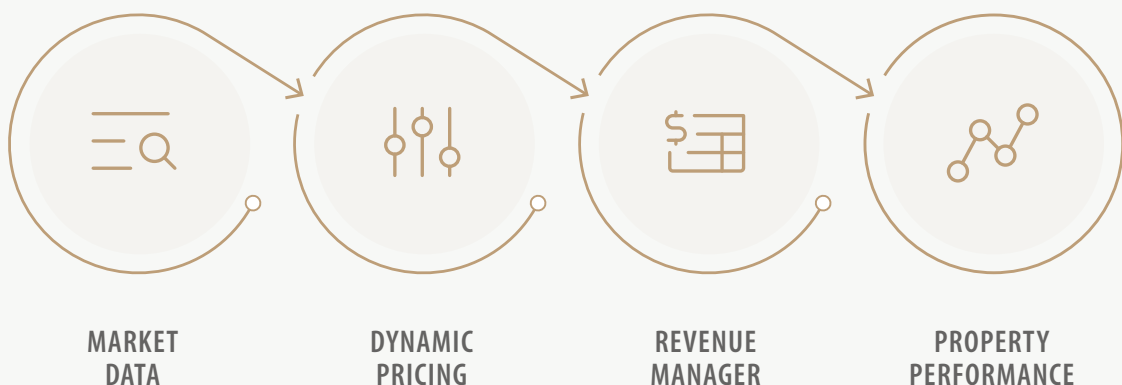
Rates automatically adjust to reflect local demand, competitor activity, and upcoming events, ensuring your property is never underpriced or overpriced. Our team reviews this data daily to fine-tune performance, so you capture the highest possible earnings while maintaining healthy occupancy year-round.

## HOW DYNAMIC PRICING WORKS

- 1 Market-responsive Rates**—Adjust daily based on demand and events.
- 2 Optimised Occupancy**—Balanced pricing strategy for consistent bookings.
- 3 Revenue Maximisation**—Data analysis identifies the best achievable rate.
- 4 Expert Oversight**—Local revenue managers refine Pricelabs recommendations.



*Speak to your local expert business development manager to discuss what typical property performance, fees and net earnings looks like for a property like yours.*



“ *Alloggio balance service,  
response times and  
advice perfectly.*

*— Ray & Kathi Adams*



*The Pole House,  
Great Ocean Road*

# EFFORTLESS MANAGEMENT. EXCEPTIONAL CARE.

With Alloggio, your property is managed with consistency and attention to detail. Our local teams handle everything from guest communication and housekeeping to maintenance and reporting. You can relax knowing your home is in capable hands.

We deliver the professionalism of a national brand with the responsiveness of a local business.



## End-to-end Management

Guest bookings, check-ins, and 24/7 support.



## Professional Housekeeping

Cleanliness and presentation that keep guests returning.



## Property Maintenance

Local trades and regular inspections maintain quality.



## Owner Transparency

Personal monthly statements and manager updates.



## Legal & Compliance

Managing current and evolving regulatory compliance on your behalf.

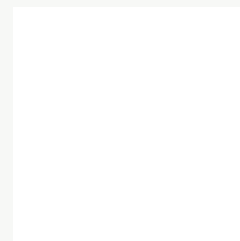


*— We treat every property as if it were our own because your success is ours too.*

# LIST WITH US. WE CARE FOR YOUR PROPERTY LIKE IT'S OUR OWN.

Choosing Alloggio means working with a partner who understands both the business and the lifestyle of holiday home ownership. With industry expertise, international reach and dedicated care, we make property ownership simple, reliable and rewarding.

*Let's unlock your property's full potential together.*



**alloggio:**



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