

Short Term Rental Appraisal



📍 LOCATION OVERVIEW –

2/138 Fitzgerald Avenue Central City, Christchurch

Location-wise, it doesn't get much better - you're within walking distance to Central City for all of your needs, whether it be shopping, theatre, restaurants, bars, cafes, and the many takeaway outlets. It is situated within a few hundred metres of the new Christchurch Te kaha Stadium. Public transport, local river walks, Christchurch Hospital, and supermarkets are all handy.

💰 SHORT-TERM RENTAL INCOME POTENTIAL

Nightly Rates (Est.):

- Low Season: \$210
- High Season: \$240

Occupancy Rate: 75%

Scenario	Est. Nights	Est. Monthly Income
Conservative	19 nights @ \$210	\$3,990
High Performance	22 nights @ \$240	\$5,280

Annual Gross Income Potential: \$56,700+

🏠 PROPERTY FEATURES

- Type: 2 double bedroom, one of them is ensuite with private balcony 2 bathrooms - ensuite
- Family Open plan kitchen, dining and living One designated parking slot
- Stone kitchen benchtops with tiled splashback & integrated LED strip lighting

👉 CARE PROPERTY STAYS MANAGEMENT

- Management Fee: 15% + GST
- Utilities: Power and internet to be covered by the property owner
- Consumables: Monthly charge up to \$150 (adjusted based on occupancy)
- Furnishing & Styling: Full professional setup available on request

📈 WHY THIS IS A SMART INVESTMENT

- High nightly yield & growing Airbnb demand
- New build = high depreciation benefits
- Capital growth potential in a high-demand suburb
- Future-proof: flexible for long or short-term rental
- Excellent location for Izone workforce & Christchurch commuters

📌 Note: Income figures are estimates only. Actual returns may vary based on seasonality, demand, furnishing and property management. Please do your own due diligence before investing.



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