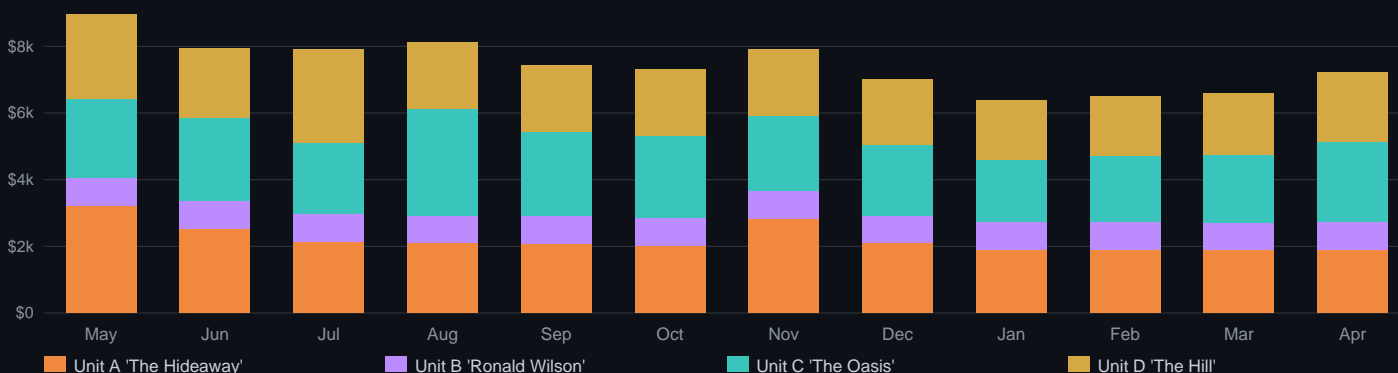


# PORTFOLIO OVERVIEW

<b>800 A</b> 'THE HIDEAWAY' Airbnb + Direct <b>\$26,481</b>	<b>800 B</b> 'RONALD WILSON' Long-Term Tenant <b>\$9,900</b>	<b>800 C</b> 'THE OASIS' Airbnb + Direct <b>\$27,833</b>	<b>800 D</b> 'THE HILL' Airbnb + Direct <b>\$24,947</b>	<b>PORTFOLIO TOTAL</b> All 4 Units Combined <b>\$89,161</b>
<b>TOTAL REVENUE</b> <b>\$89,161</b> All 4 units		<b>NET OPERATING INCOME</b> <b>\$63,686</b> After all expenses		<b>NOI MARGIN</b> <b>71.4%</b> Of total revenue
				<b>DIRECT BOOK REVENUE</b> <b>\$54,220</b> A + B + C + D combined

## COMBINED MONTHLY REVENUE — ALL UNITS (TRAILING 12 MONTHS)



## ANNUAL EXPENSES · FULL BUILDING

Property taxes	\$5,755
Insurance	\$3,000
Utilities (\$500/mo)	\$6,000
Supplies (\$300/mo)	\$3,600
Internet (\$85/mo)	\$1,020
Maintenance (\$300/mo)	\$3,600
CapEx reserve	\$2,500
<b>Total expenses</b>	<b>\$25,475</b>
<b>Net Operating Income (71.4% margin)</b>	<b>\$63,686</b>

## 800 NAVIDAD ST · WHY THIS DEAL WORKS

800 Navidad St, Bryan, TX 77801 · 4-Unit Fourplex · Bryan / College Station, TX

# Total portfolio value created annually: \$89,161 revenue · \$63,686 NOI

\$63,686 NOI across all four units + \$18,000+ in avoided management costs + \$54,220 in direct/LTR revenue bypassing all platforms

NET OPERATING  
INCOME

**\$63,686**

71.4% NOI margin

DIRECT + LTR  
REVENUE

**\$54,220**

A: \$17.2k B: \$9.9k C: \$8.4k D: \$18.7k

MGMT COST  
AVOIDED

**\$18,000+/yr**

vs. 3rd-party at 20–25%

## WHY THIS BUILDING IS A STANDOUT INVESTMENT

### Four distinct revenue streams from one asset

The Hideaway, The Oasis, and The Hill each run active STR operations with dual Airbnb + direct channels. Unit B generates guaranteed \$825/mo LTR income with zero operational overhead.

### \$63,686 NOI on \$89,161 revenue — 71.4% margin

A lean, fully-loaded expense structure covering taxes, insurance, utilities, supplies, maintenance, and CapEx — still delivering strong net income across all four units on one property.

### \$54,220 in direct + LTR revenue — 60.8% platform-independent

Over 60 cents of every dollar earned bypasses Airbnb entirely. The Hill leads at 74.9% direct/LTR revenue. The Hideaway follows at 65.1% — and Ronald Wilson pays \$825 every month without fail.

### Ronald Wilson — 10+ year tenant and on-site asset

Unit B's long-term tenant cooks dinner for STR guests, performs below-market maintenance and repairs across the building, and has occupied the unit continuously for over a decade.

### 7.8 avg stay in Unit D — highest across all three buildings

The Hill's 7.8-night average stay is the longest of any unit in the 706, 708, or 800 Navidad portfolio — fewer turnovers, lower costs, and a stronger mid-term guest profile.

### Bryan/College Station: one of Texas's most durable STR markets

Texas A&M's 74,000+ enrollment drives year-round demand — graduation weekends, 12 football home games, campus visits, and corporate travel create a calendar that rarely goes dark.

### Cohesive brand identity drives cross-unit referrals

Ivy walls, neon signs, and a consistent aesthetic across The Hideaway, The Oasis, and The Hill create a recognizable portfolio brand — guests refer friends to neighboring units by name.

## UNIT-BY-UNIT SUMMARY

UNIT	NAME	TYPE	AIRBNB	DIRECT/LTR	TOTAL	NIGHTS	AVG STAY
800 A	The Hideaway	STR	\$9,421	\$17,240	\$26,481	111	4.4 nights
800 B	Ronald Wilson	LTR	\$0	\$9,900	\$9,900	—	\$825/mo
800 C	The Oasis	STR	\$19,453	\$8,380	\$27,833	243	5.2 nights
800 D	The Hill	STR	\$6,247	\$18,700	\$24,947	102	7.8 nights
TOTAL	All Units		\$35,121	\$54,220	\$89,161	456+	—