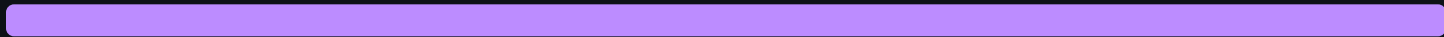


# UNIT 800 B — RONALD WILSON

<b>AIRBNB REVENUE</b> <b>\$0</b> Not listed on Airbnb	<b>LONG-TERM RENT</b> <b>\$9,900</b> \$825/mo · zero variance	<b>TOTAL REVENUE</b> <b>\$9,900</b> 100% direct · 12/12 months
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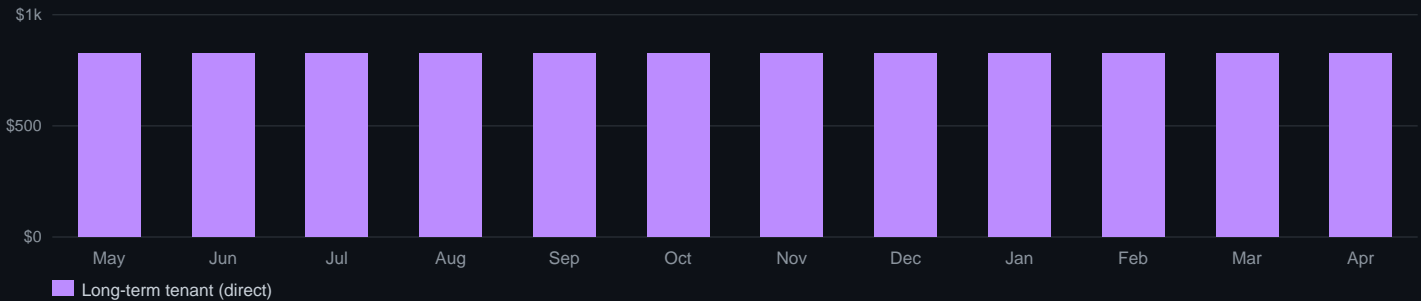
## REVENUE CHANNEL MIX



■ Long-term tenant 100.0%

## MONTHLY REVENUE (TRAILING 12 MONTHS)

\$825 every month — zero variance — 10+ year tenancy



## WHY THIS UNIT IS A HIDDEN GEM IN THE PORTFOLIO

<b>\$825/mo — perfectly flat, zero-variance income</b> \$9,900/year with no seasonal dips, no vacancy months, no platform dependency, and no turnover. As predictable as income gets in real estate.	<b>10+ year tenancy — the rarest asset in STR investing</b> Ronald Wilson has been a continuous tenant for over a decade. Long-tenured residents eliminate turnover risk entirely and represent a stable income floor for the full portfolio.
<b>Ronald cooks dinner for STR guests — a community amenity</b> Ronald regularly prepares meals for guests staying in neighboring units—an organic, human touch that elevates the guest experience and drives 5-star reviews no amenity budget can replicate.	<b>On-call handyman at below-market rates</b> Available for maintenance and repair work across the portfolio at rates well below market. Ronald knows the buildings intimately—faster response, lower cost, and zero onboarding overhead.
<b>Zero unit preparation or cleaning costs</b> No STR cleaning fees, no guest supply restocking, no linen turnover. The unit runs entirely passively—generating \$9,900/year with near-zero operational demand on ownership.	<b>Stabilizes the portfolio's income floor</b> While STR units fluctuate with seasons and demand cycles, 800 B anchors the portfolio with \$825/mo of guaranteed income—a reliable base that reduces overall revenue variance.

**NOTE ON UNIT PHOTOS**  
 Unit 800 B is occupied by Ronald Wilson, a long-term tenant of 10+ years. No interior photos are included out of respect for his privacy.