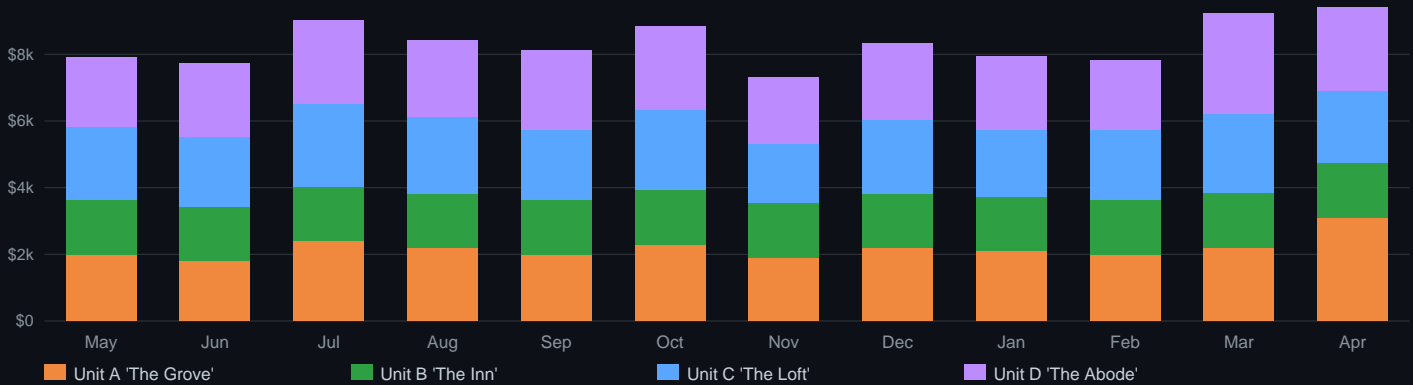


PORTFOLIO OVERVIEW

708 A 'THE GROVE' Airbnb + Direct \$26,194	708 B 'THE INN' 100% Direct \$19,500	708 C 'THE LOFT' Airbnb + Direct \$27,290	708 D 'THE ABODE' Airbnb + Direct \$28,107	PORTFOLIO TOTAL All 4 Units Combined \$101,091
STR REVENUE (ALL UNITS) \$101,091 All 4 active units		NET OPERATING INCOME \$74,596 After all expenses		NOI MARGIN 73.8% Of total STR revenue
				DIRECT BOOK REVENUE \$40,840 Across A, B, C & D

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 (\$170/mo)	\$2,040
Maintenance (\$300/mo)	\$3,600
CapEx reserve	\$2,500
Total expenses	\$26,495
Net Operating Income (73.8% margin)	\$74,596

708 NAVIDAD ST · WHY THIS DEAL WORKS

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

Total portfolio value created annually: \$101,091 STR revenue · \$74,596 NOI

\$74,596 NOI from all four units + \$18,000+ in avoided management costs + \$40,840 in platform-fee-free direct bookings

STR NET OPERATING
INCOME

\$74,596

73.8% NOI margin

DIRECT BOOK
REVENUE

\$40,840

A: \$7.7k B: \$19.5k C: \$5.6k D: \$8.0k

MGMT COST
AVOIDED

\$18,000+/yr

vs. 3rd-party at 20–25%

WHY THIS BUILDING IS A STANDOUT INVESTMENT

Four fully-active STR units — all generating revenue

Every unit is a performing asset. The Grove (A), The Inn (B), The Loft (C), and The Abode (D) collectively produced \$101,091 in STR revenue over the trailing 12 months.

\$74,596 NOI on \$101,091 revenue — 73.8% margin

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

\$40,840 in direct bookings — 40.4% platform-independent

Over 40 cents of every dollar earned bypasses Airbnb entirely. No platform fees, no algorithm risk. The Inn runs 100% direct at \$1,625/mo flat — the most stable stream in the portfolio.

801 combined booked nights across A, C & D

The Grove: 228 nights. The Loft: 272 nights. The Abode: 301 nights — highest in the portfolio with a strong \$3,013 April close. Collectively near full occupancy with minimal vacancy.

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

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

Cohesive brand drives repeat stays and cross-unit referrals

Ivy walls, LED ambiance, neon signs, and a consistent guest experience across all four units build a recognizable brand. Guests who love one unit refer friends to the others organically.

Portfolio infrastructure already in place

The systems, branding, team, and operational model are built and running across all four units. Adding properties carries minimal incremental overhead — a scalable platform, not just one asset.

UNIT-BY-UNIT SUMMARY

UNIT	NAME	AIRBNB	DIRECT	TOTAL	NIGHTS	AVG STAY
708 A	The Grove	\$18,494	\$7,700	\$26,194	228	4.6 nights
708 B	The Inn	\$0	\$19,500	\$19,500	Monthly	\$1,625/mo
708 C	The Loft	\$21,650	\$5,640	\$27,290	272	6.8 nights
708 D	The Abode	\$20,067	\$8,040	\$28,107	301	6.7 nights
TOTAL	All Units	\$60,211	\$40,840	\$101,091	801+	—