

706 C - STR ANNUAL REVENUE - MAY 2025 - MAY 2026

706 C Navidad St, Bryan, TX 77801

SHORT-TERM RENTAL

AIRBNB REVENUE

\$18,505

195 nights - 3.3 avg stay

DIRECT BOOKINGS

\$9,580

After all fees & cleaning

TOTAL REVENUE

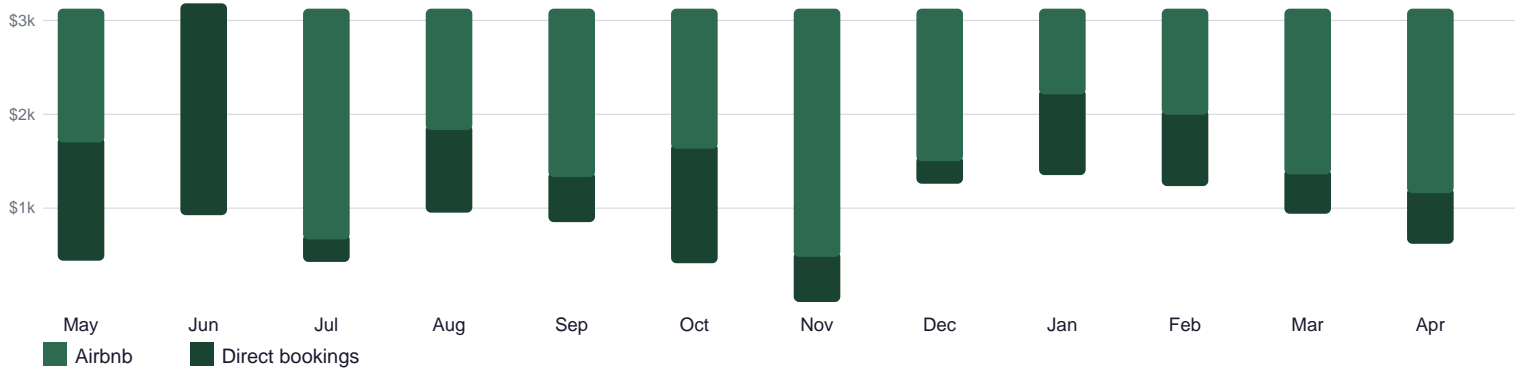
\$28,085

Combined annual

REVENUE CHANNEL MIX



MONTHLY REVENUE BY CHANNEL (TRAILING 12 MONTHS)



WHY THIS DEAL WORKS

- **Strong dual-channel revenue**
\$18,505 from Airbnb (195 nights) plus \$9,580 in direct bookings — consistent, diversified demand across the full year.
- **65.9% Airbnb / 34.1% direct split**
Healthy platform mix reduces dependency on any single channel while the growing direct book base improves margins over time.
- **Branded 'The Spot' with signature ivy wall + neon sign**
A highly photogenic, Instagram-worthy interior that drives organic sharing, repeat guests, and word-of-mouth referrals.
- **195 nights booked at 3.3 avg stay**
High booking frequency with consistent short-stay demand — ideal profile for maximizing nightly rate and occupancy in an apartment-style unit.
- **Part of 706 Navidad fourplex**
Shared-building efficiencies across 4 units lower per-unit operating costs and create a scalable, portfolio-level STR operation in Bryan, TX.
- **Bryan/College Station market**
Proximity to Texas A&M drives year-round demand from graduation weekends, football season, campus visitors, and corporate travelers.

PROPERTY PHOTOS · 706 C NAVIDAD ST, BRYAN TX 77801

Unit C · 'The Spot'

