

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

706 D Navidad St, Bryan, TX 77801

SHORT-TERM RENTAL

AIRBNB REVENUE

\$0

Not listed on Airbnb

DIRECT BOOKINGS

\$22,600

After all fees & cleaning

TOTAL REVENUE

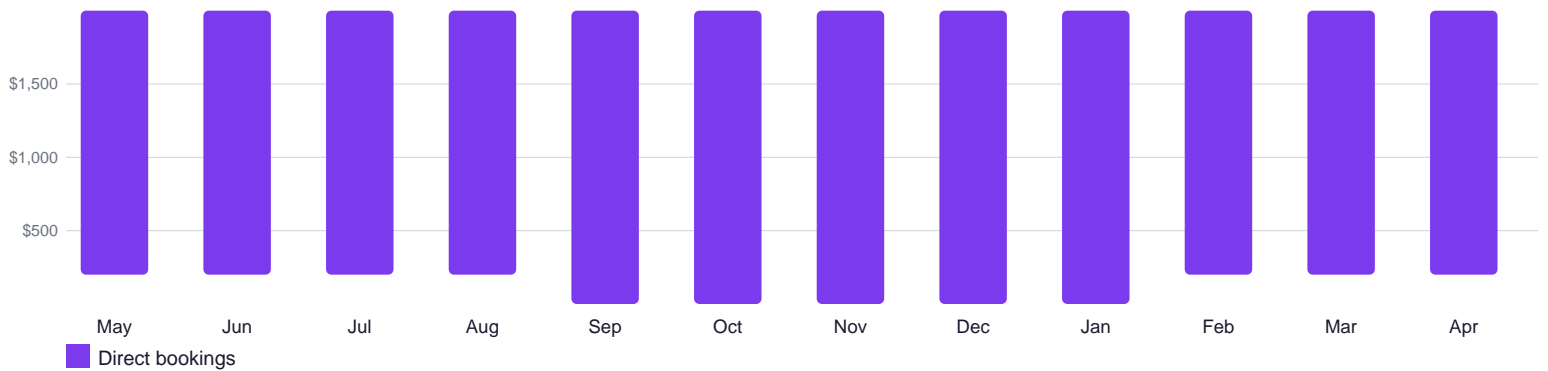
\$22,600

100% direct - combined annual

REVENUE CHANNEL MIX



MONTHLY REVENUE BY CHANNEL (TRAILING 12 MONTHS)



WHY THIS DEAL WORKS

- 100% direct bookings — zero platform fees**
All \$22,600 in revenue is generated through direct bookings, eliminating Airbnb service fees entirely and maximizing net income per dollar earned.
- Consistent \$1,800–\$2,000/month direct revenue**
Exceptionally stable monthly income with virtually no vacancy — a hallmark of a well-managed mid-term or repeat-guest direct booking operation.
- Same ivy wall aesthetic as Unit C — cohesive brand**
Matching design language across units builds a recognizable property identity that drives referrals and repeat stays across the entire fourplex.
- In-unit washer/dryer — premium amenity**
Full-size Samsung/LG washer-dryer setup is a top search filter for mid-term guests and corporate travelers, justifying higher nightly and monthly rates.
- 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 D NAVIDAD ST, BRYAN TX 77801

Unit D - 706 Navidad Fourplex

