

ANNUAL REVENUE · MAY 2025 – MAY 2026

AIRBNB REVENUE

\$6,450

56 nights · 4.0 avg stay

DIRECT BOOKINGS

\$33,280

After all fees & cleaning

TOTAL REVENUE

\$39,730

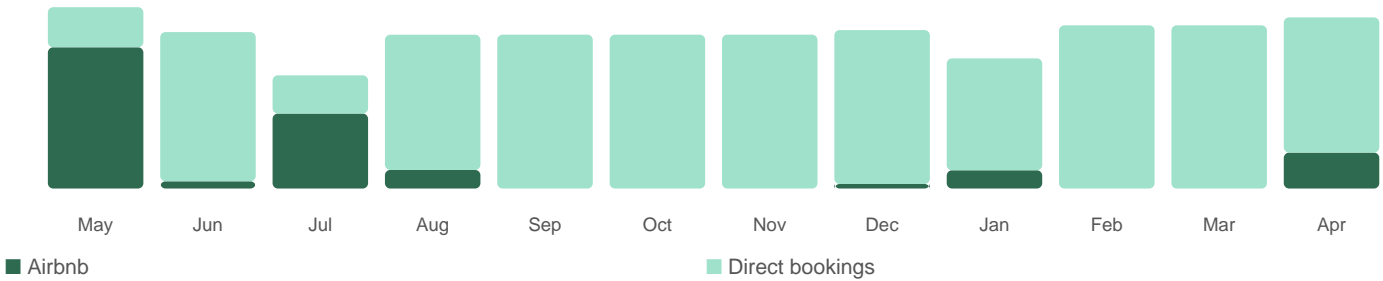
Combined annual

REVENUE CHANNEL MIX



Direct bookings represent 83.8% of total revenue — an exceptional figure that signals a deeply loyal guest base, full pricing autonomy, and zero platform dependency risk.

MONTHLY REVENUE BY CHANNEL (TRAILING 12 MONTHS)



ANNUAL EXPENSES

Property taxes	\$4,388
Insurance	\$1,800
Utilities (\$250/mo)	\$3,000
Supplies (\$100/mo)	\$1,200
Internet (\$80/mo)	\$960
Maintenance (\$100/mo)	\$1,200
CapEx reserve	\$2,000
Total expenses	\$14,548

NET OPERATING INCOME

\$25,182

After all expenses

EXPENSE RATIO

36.6%

Of total revenue

NOI MARGIN

63.4%

Of total revenue

WHY THIS DEAL WORKS

- 83.8% direct booking revenue — the strongest direct-to-Airbnb ratio in the portfolio, virtually eliminating platform dependency and fee drag.
- \$25,182 NOI on \$39,730 gross revenue — a 63.4% margin with full expenses including insurance, CapEx, and taxes baked in.
- Covered outdoor deck with string lights and cornhole — high-demand amenity that drives group bookings, longer stays, and repeat guests.
- Branded 'Coastal Cottage' with neon green wall feature — the kind of Instagrammable detail that generates organic marketing and word-of-mouth direct bookings.
- College Station location — Texas A&M; University market provides consistent demand from families, alumni events, and graduation weekends year-round.

PROPERTY PHOTOS - 3401 COASTAL DRIVE, COLLEGE STATION TX 77845





Report generated May 2, 2026 · Host: Chase Robinson · Airbnb ID: 358876187 · All figures verified from platform earnings report and direct booking records