

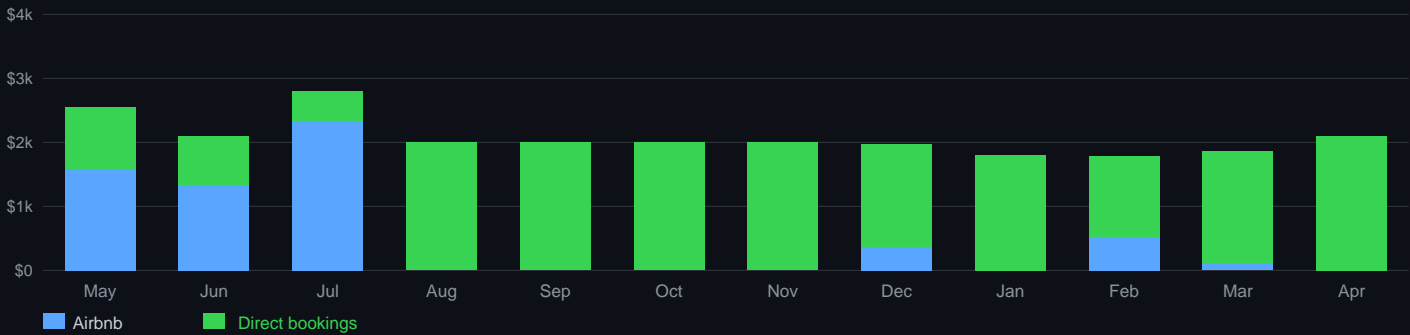
THE HILL

AIRBNB REVENUE \$6,247 102 nights · 7.8 avg stay	DIRECT BOOKINGS \$18,700 After all fees & cleaning	TOTAL REVENUE \$24,947 Combined annual
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REVENUE CHANNEL MIX



MONTHLY REVENUE BY CHANNEL (TRAILING 12 MONTHS)



WHY THIS DEAL WORKS

7.8 avg stay — highest in the entire portfolio The longest average stay across all units at 706, 708, and 800 Navidad. Longer stays mean fewer turnovers, lower cleaning costs per dollar, and a more stable guest relationship.	74.9% direct bookings — majority platform-independent \$18,700 of \$24,947 bypasses Airbnb entirely. Aug–Nov direct revenue held at \$2,000/mo flat — a mature direct-book channel with real pricing power and zero platform fees.
All-black kitchen with open shelving — bold design statement Full black appliances, matte open shelving, and a Sputnik chandelier over the dining table create a design-forward aesthetic that guests photograph and share organically.	Ivy wall living room + oversized sectional recliner A full-wall ivy backdrop behind a large sectional recliner sofa creates a lounge-worthy living space that appeals to groups, families, and longer-stay corporate travelers alike.
Dual macrame headboards — boho boutique bedroom identity Both bedrooms feature handwoven macrame wall hangings above king beds with spiral ambient lamps — a cohesive boho-boutique identity that drives consistent 5-star reviews.	Bryan/College Station: durable STR market year-round Texas A&M's 74,000+ enrollment drives demand across graduation weekends, 12 football home games, campus visits, and corporate travel — a calendar that rarely goes dark.

PROPERTY PHOTOS - 800 D NAVIDAD ST, BRYAN TX 77801

Unit 800 D - 'The Hill' - Navidad Portfolio

