

Texas Short-Term Rental Portfolio

8 PROPERTIES · BRYAN/COLLEGE STATION · TYLER · EAST TEXAS · FULLY OPERATIONAL · TURNKEY

\$4,735,000

ASKING PRICE

\$539,264

GROSS ANNUAL REVENUE

\$380,638

TOTAL ANNUAL NOI*

8.0%

BLENDED CAP RATE

8 PROPS / 21+ UNITS

PORTFOLIO SIZE

60%+ DIRECT

BOOKING REVENUE



NAVIDAD PORTFOLIO

706/708/800 Navidad St, Bryan TX
Three Fourplexes · 12 Units · Mixed STR+LTR
NOI \$203,332 | Gross \$240,937



3401 COASTAL DRIVE

3401 Coastal Dr, College Station TX
Single-Family STR · 'Coastal Cottage'
NOI \$25,182 | Gross \$39,730



3412 COASTAL DRIVE

3412 Coastal Dr, College Station TX
Single-Family STR · 'Coastal Retreat'
NOI \$26,265 | Gross \$41,911



1308 ANTONE ST

1308 Antone St, Bryan TX
Single-Family STR · 'The Retreat'
NOI \$14,754 | Gross \$28,941



155 CR 3504, BULLARD

155 County Road 3504, Bullard TX
Lakefront Estate · Multi-Structure STR
NOI \$35,972 | Gross \$70,207



2912 CHERRY CREEK CIR

2912 Cherry Creek Cir, Bryan TX
Single-Family STR · Community Pool
NOI \$23,253 | Gross \$38,873



1112 S DEXTER DR

1112 S Dexter Dr, College Station TX
Single-Family STR · 'Dexter's Laboratory'
NOI \$37,091 | Gross \$53,668



1215 E LINE ST

1215 E Line St, Tyler TX
Single-Family STR · 'The Retreat'
NOI \$14,789 | Gross \$24,997

4 MIN

DRIVE TO TEXAS A&M

79,105

STUDENTS ENROLLED FALL 2024

\$33,600/yr

BONUS CASH FLOW
(CLEANING FEES TO OWNER)

TURNKEY

OPERATOR AVAILABLE POST-CLOSE

All financials verified from Airbnb platform earnings reports and direct booking records. Trailing 12 months: May 2025 – May 2026. Cap rate calculated on asking price of \$4,735,000.

*Total NOI includes \$33,600/yr bonus cleaning fee cash flow to 706 Navidad owner. Buyer to conduct independent due diligence. Not a solicitation of securities.