

ANNUAL REVENUE - MAY 2025 - MAY 2026

AIRBNB REVENUE

\$35,458

179 nights · 3.1 avg stay

DIRECT BOOKINGS

\$18,210

After all fees & cleaning

TOTAL REVENUE

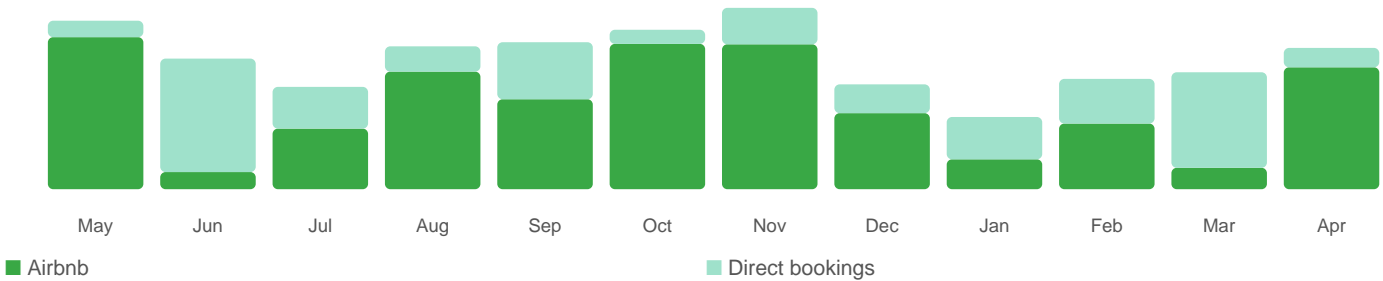
\$53,668

Combined annual

REVENUE CHANNEL MIX



MONTHLY REVENUE BY CHANNEL (TRAILING 12 MONTHS)



ANNUAL EXPENSES

Property taxes	\$5,197
Insurance	\$1,800
Utilities (\$285/mo)	\$3,420
Supplies (\$100/mo)	\$1,200
Internet (\$85/mo)	\$1,020
Maintenance (\$120/mo)	\$1,440
CapEx reserve	\$2,500
Total expenses	\$16,577

NET OPERATING INCOME

\$37,091

After all expenses

EXPENSE RATIO

30.9%

Of total revenue

NOI MARGIN

69.1%

Of total revenue

WHY THIS DEAL WORKS

- Strong dual-channel revenue — \$35,458 from Airbnb (179 nights) plus \$18,210 in direct bookings demonstrates consistent, diversified demand across the full year.
- 69.1% NOI margin with \$37,091 net operating income — lean expense structure with all taxes, insurance, internet, CapEx, and maintenance fully baked in.
- Branded 'Dexter's Laboratory' with signature neon green wall — a memorable, themed STR that drives social media sharing, organic word-of-mouth, and repeat direct bookings.
- 4-bedroom layout with a large master suite sleeping 4 — exceptional capacity for the price point, attracting group stays, friend trips, and family reunions that book longer and spend more.
- Covered back patio with grill + large private yard — highly sought amenities in the College Station STR market that extend guest time outdoors and justify premium nightly pricing.
- Texas A&M; University market — graduation weekends, football season, and family visit demand create year-round booking density that keeps occupancy consistently high.

PROPERTY PHOTOS · 1112 S DEXTER DR, COLLEGE STATION TX 77840





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