

706 NAVIDAD ST · FOURPLEX PORTFOLIO OVERVIEW · MAY 2025 – MAY 2026

706 Navidad St, Bryan, TX 77801 · 4-Unit Fourplex · Units C & D Active STR · Units A & B Operational

PORTFOLIO OVERVIEW

UNIT A & B

Ops / Mgmt

\$0 STR revenue

UNIT C · 'THE SPOT'

Airbnb + Direct

\$28,085

UNIT D

100% Direct

\$22,600

PORTFOLIO TOTAL

Units C + D

\$50,685

STR REVENUE (C+D)

\$50,685

Excl. A&B ops units

NET OPERATING INCOME

\$31,450

After all expenses

NOI MARGIN

62.0%

Of total STR revenue

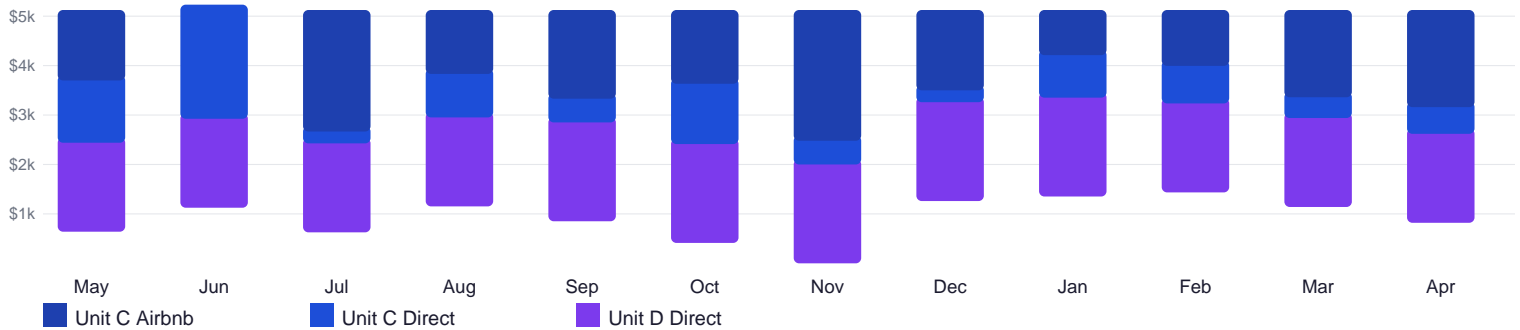
CLEANING FEE VALUE*

\$33,600

Not in NOI — bonus income

*\$33,600/yr in cleaning fees flows to owner via the A&B arrangement and is not included in the STR revenue figures above.

COMBINED MONTHLY REVENUE — UNITS C & D (TRAILING 12 MONTHS)



ANNUAL EXPENSES · FULL BUILDING

Property taxes	\$5,755
Insurance	\$3,000
Utilities (\$200/mo)	\$2,400
Supplies (\$80/mo)	\$960
Internet (\$85/mo)	\$1,020
Maintenance (\$300/mo)	\$3,600
CapEx reserve	\$2,500
Total expenses	\$19,235
Net Operating Income (62.0% margin)	\$31,450

706 NAVIDAD ST · WHY THIS DEAL WORKS

706 Navidad St, Bryan, TX 77801 · 4-Unit Fourplex · Bryan / College Station, TX

Total portfolio value created annually: \$84,285+

\$31,450 NOI from Units C & D + \$33,600 cleaning fee income + \$18,000+ in avoided management costs
Units A & B house the management team — transforming a cost center into a profit center.

STR NET OPERATING INCOME

\$31,450

62.0% NOI margin

CLEANING FEE INCOME (A&B)

\$33,600/yr

\$2,800/mo to owner

MGMT COST AVOIDED

\$18,000+/yr

vs. 3rd-party at 20-25%

WHY THIS BUILDING IS A STANDOUT INVESTMENT

● Self-managing fourplex — the model others chase

Units A & B house the on-site team rent-free. In exchange, all 5 units are cleaned, maintained, and guest-managed 24/7 — eliminating the biggest pain points of STR ownership at no cash cost to the owner.

● \$31,450 NOI on \$50,685 revenue with 62.0% margin

A lean, fully-loaded expense structure covering taxes, insurance, utilities, maintenance, and CapEx — still producing strong net income from just two active STR units.

● Three revenue streams from one asset

Unit C generates \$28,085 in Airbnb + direct bookings. Unit D generates \$22,600 in 100% direct bookings. The A&B arrangement generates \$33,600 in cleaning fees. All from one fourplex.

● Unit D: \$22,600 in zero-fee direct revenue

100% of Unit D's revenue bypasses Airbnb entirely — no platform fees, no dependency, maximum margin. A growing direct-book operation is one of the most valuable assets in STR investing.

● Bryan/College Station: one of Texas's most durable STR markets

Texas A&M's 74,000+ enrollment drives year-round demand — graduation weekends, football season (12 home games), family visits, and corporate travel create a booking calendar that rarely goes dark.

● Portfolio infrastructure already in place

The systems, branding, team, and operational model are built. Adding units to this portfolio carries minimal incremental overhead — making 706 Navidad a scalable platform, not just a single asset.

● Cohesive brand across units drives repeat stays and referrals

Matching aesthetics — ivy walls, LED ambiance, consistent guest experience — build a recognizable identity. Guests who love Unit C become repeat guests in Unit D, and refer friends to both.