

706 - 708 - 800 Navidad St, Bryan, TX 77801

Three Fourplex Portfolio · 12 Units Total · Mixed STR + LTR · Fully Operational · 4 Min from Texas A&M

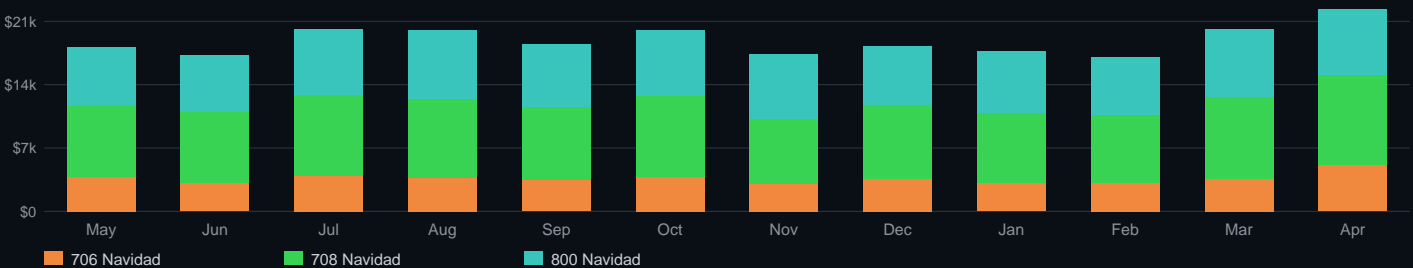
Seller financing considered · Current operator available to stay on post-close · Turnkey with existing brand, systems & bookings

COMBINED ANNUAL REVENUE \$240,937 3 buildings · 12 units	COMBINED NOI \$169,732 After all operating expenses	BONUS CASH FLOW \$33,600 706 cleaning fees to owner	TOTAL UNITS 12 10 STR · 1 LTR · 1 Ops	AVG PORTFOLIO NOI 70.4% Across all three buildings
--	---	---	---	--

BUILDING-BY-BUILDING PERFORMANCE

706 Navidad St 4-Unit Fourplex · 2 Active STR · 2 Ops/Mgmt \$50,685 NOI \$31,450 · 62.0% margin + \$33,600/yr cleaning fees flow to owner	708 Navidad St 4-Unit Fourplex · All 4 Units Active STR \$101,091 NOI \$74,596 · 73.8% margin \$40,840 in direct bookings · 801+ combined nights	800 Navidad St 4-Unit Fourplex · 3 Active STR · 1 Long-Term Tenant \$89,161 NOI \$63,686 · 71.4% margin \$54,220 in direct/LTR revenue · 7.8 avg stay leads all 12 units
---	--	--

COMBINED MONTHLY REVENUE — ALL THREE BUILDINGS (TRAILING 12 MONTHS)



✓ Turnkey Operation Systems, brand & bookings in place	✓ Seller Available Post-Close Train mgr or stay on full-time	✓ 10-Unit STR Portfolio Avg 5.5-night stay across units	✓ 60%+ Direct Revenue Platform-independent cash flow	✓ 4 Min to Texas A&M Largest univ. in the US — 79,105 enrolled
--	--	---	--	--

Why Bryan / College Station Never Sleeps

Aggieland is one of the most recession-resistant rental markets in the United States — anchored by the largest university in the country.

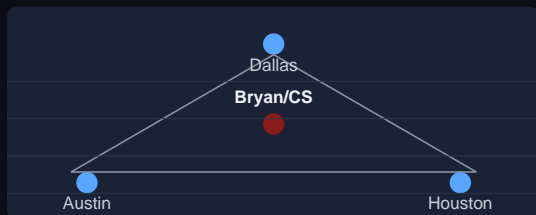
TEXAS A&M UNIVERSITY — 4-MINUTE DRIVE FROM NAVIDAD ST

<p>#1</p> <p>Largest University in the United States</p>	<p>79,105</p> <p>Total Students Enrolled Fall 2024</p>	<p>72,560</p> <p>On Main Campus College Station</p>	<p>65,000+</p> <p>Freshman Applications Received in 2024</p>	<p>\$1.4B</p> <p>Research Expenditures Fiscal Year 2024</p>
---	---	--	---	--

WHAT FILLS THE CALENDAR YEAR-ROUND:

- 12 home football games per season at Kyle Field (capacity 102,733) — some of the highest STR nightly rates in Texas
- Graduation weekends (May & December) — families booking 5–7 nights at premium rates
- Year-round campus visitors, prospective students, corporate travelers, and medical guests (Texas A&M Health Science Center)
- Blinn College (19,000+ students), Bryan ISD, and a growing biotech corridor add non-student demand
- The Texas vs. A&M rivalry returned to Kyle Field in 2024 — the most-watched SEC matchup in Texas history

GEOGRAPHIC ADVANTAGE — CENTER OF THE TEXAS TRIANGLE



DRIVE TIMES FROM NAVIDAD ST

Bryan to Austin	100 mi · 1h 30m
Bryan to Houston	95 mi · 1h 20m
Bryan to Dallas	170 mi · 2h 20m
Bryan to San Antonio	185 mi · 2h 40m

THE RECESSION-PROOF CASE — WHY BCS NEVER CRASHES

<p>2008 — When Everything Else Fell</p> <p>While national home values collapsed 30%+, Bryan-College Station held. Texas A&M students kept enrolling, kept needing housing, kept paying rent. Landlords didn't lose tenants — they lost buyers. Rental demand surged as homeownership became out of reach for young households. Population grew 2%+ annually straight through the worst of the crisis.</p>	<p>2020 — When COVID Hit</p> <p>BCS recovered all pandemic job losses by June 2022, with 5 of 11 payroll sectors surpassing pre-pandemic levels entirely. The economy had expanded for 8 consecutive years before COVID and bounced back faster than any comparable Texas market. STR demand stayed resilient — football weekends, graduations, and campus visits didn't stop for long.</p>	<p>The Structural Advantage</p> <p>Texas A&M enrolls 72,560 students on the College Station campus alone — up 33% since 2013, still growing, and now the largest university in the US. Every student needs a place to sleep. Owners within 4 minutes of campus don't compete with national trends — they compete with other local landlords for a captive, ever-replenishing tenant base.</p>
--	--	--

TOP EMPLOYERS IN BRAZOS VALLEY

<p>Texas A&M University</p>	<p>Bryan ISD</p>	<p>College Station ISD</p>	<p>Sanderson Farms</p>	<p>St. Joseph Health System</p>	<p>City of College Station</p>	<p>FujiFilm Diosynth Biotech</p>
---------------------------------	------------------	----------------------------	------------------------	---------------------------------	--------------------------------	----------------------------------

Why This Portfolio is an Easy Decision

Three performing fourplexes. One cohesive brand. Verified trailing-12 financials. Operator available post-close.

TRAILING 12-MONTH PORTFOLIO P&L (MAY 2025 – MAY 2026)

BUILDING	GROSS REVENUE	EXPENSES	NOI	
706 Navidad (2 STR + 2 Ops)	\$50,685	\$19,235	\$31,450	+ \$33,600 cleaning fees to owner
708 Navidad (4 STR)	\$101,091	\$26,495	\$74,596	73.8% NOI margin
800 Navidad (3 STR + 1 LTR)	\$89,161	\$25,475	\$63,686	71.4% NOI margin
PORTFOLIO TOTAL	\$240,937	\$71,205	\$169,732	70.4% blended NOI margin

★ **BONUS:** \$33,600/yr in cleaning fees flow directly to the 706 owner via the A&B management arrangement — not included in NOI above. True annual cash: \$203,332+

WHAT YOU'RE ACTUALLY BUYING

A Fully Built Operating Business

This is not a vacant fourplex. You are acquiring three running STR operations with active bookings, a recognized brand, photography, guest systems, and a direct-booking engine generating 60%+ of revenue off-platform.

Verified Trailing-12 Revenue — Not Pro Forma

Every dollar shown in this offering is verified from Airbnb earnings reports and direct booking records. No projections. No assumptions. \$240,937 in actual collected revenue, May 2025 to May 2026.

The Operator Stays If You Want

Chase Robinson, the current host and operator, is available to remain on-site post-close at a minimal management fee, or to train a replacement manager. You inherit the knowledge — not just the keys.

Ronald Wilson — A 10-Year Stabilizer at 800B

Unit 800B has generated \$825/mo for 10+ consecutive years from the same tenant. Ronald cooks dinner for STR guests and handles below-market repairs across the property. He is a genuine portfolio asset.

Direct Bookings Are the Moat

\$95,060+ in direct revenue across the portfolio bypasses Airbnb entirely each year. This direct-book infrastructure — guest lists, repeat customers, referrals — is built and belongs to whoever owns these units.

The Market Doesn't Care About Recessions

79,105 students enrolled at Texas A&M as of Fall 2024 — the largest university in the United States, 4 minutes away. When the economy softens, Aggieland fills up. Students always need a place to sleep.

SELLER TERMS & CONTACT

Listed on LoopNet & Crexi · Serious inquiries only · Full financials available upon signed NDA

All three buildings sold together as a portfolio · Serious buyers only

Current operator (Chase Robinson) available post-close: full management, consulting, or seller transition