

ANNUAL REVENUE - MAY 2025 - MAY 2026

AIRBNB REVENUE

\$27,331

195 nights · 3.1 avg stay

DIRECT BOOKINGS

\$14,580

After all fees & cleaning

TOTAL REVENUE

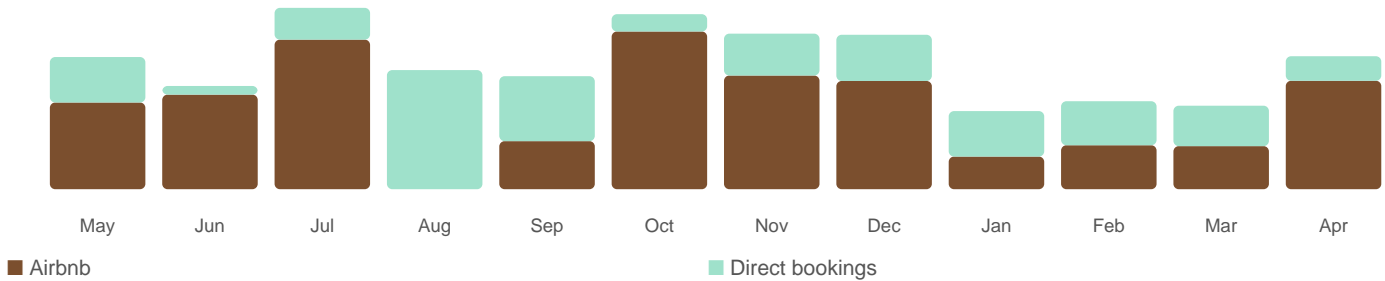
\$41,911

Combined annual

REVENUE CHANNEL MIX



MONTHLY REVENUE BY CHANNEL (TRAILING 12 MONTHS)



ANNUAL EXPENSES

Property taxes	\$4,826
Insurance	\$1,800
Utilities (\$275/mo)	\$3,300
Supplies (\$100/mo)	\$1,200
Internet (\$85/mo)	\$1,020
Maintenance (\$100/mo)	\$1,200
CapEx reserve	\$2,300
Total expenses	\$15,646

NET OPERATING INCOME

\$26,265

After all expenses

EXPENSE RATIO

37.3%

Of total revenue

NOI MARGIN

62.7%

Of total revenue

WHY THIS DEAL WORKS

- Highest gross revenue in the portfolio at \$41,911 — driven by 195 Airbnb nights plus a strong direct booking channel generating \$14,580 in additional revenue.
- 62.7% NOI margin with \$26,265 net operating income — lean expense structure with all taxes, insurance, CapEx, and monthly costs fully accounted for.
- Stone fireplace + 'Coastal Retreat' neon green wall — premium interior finishes that command higher nightly rates and drive social media sharing and repeat bookings.
- Covered outdoor patio with smoker and string lights — a rare amenity for the College Station STR market that appeals to group stays, sports weekends, and family gatherings.
- Dual rustic Texas-star bedroom suites — distinctive, Instagrammable rooms that differentiate this listing from standard STRs and justify premium pricing.
- Bryan/College Station growth market — Texas A&M; University demand creates year-round booking depth across sports seasons, graduation weekends, and corporate travel.

PROPERTY PHOTOS · 3412 COASTAL DRIVE, COLLEGE STATION TX 77845





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