

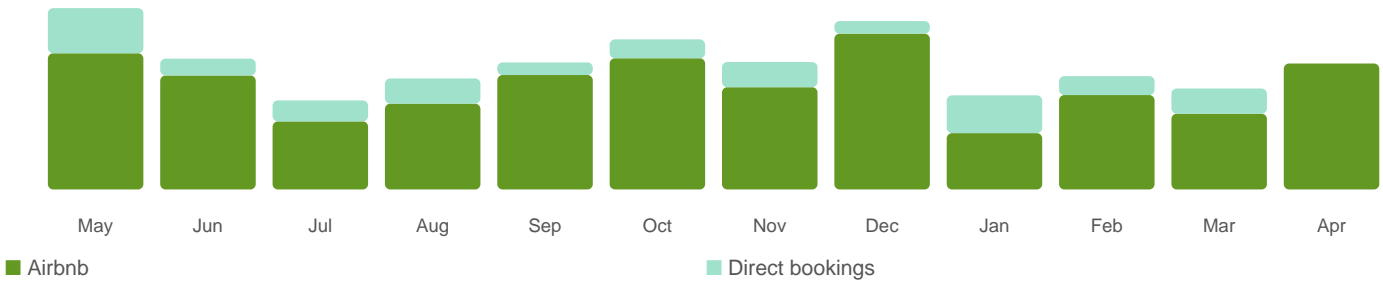
ANNUAL REVENUE - MAY 2025 – MAY 2026

<p>AIRBNB REVENUE</p> <p>\$24,001</p> <p>223 nights · 2.8 avg stay</p>	<p>DIRECT BOOKINGS</p> <p>\$4,940</p> <p>After all fees & cleaning</p>	<p>TOTAL REVENUE</p> <p>\$28,941</p> <p>Combined annual</p>
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REVENUE CHANNEL MIX



MONTHLY AIRBNB + DIRECT REVENUE (TRAILING 12 MONTHS)



ANNUAL EXPENSES

Property taxes	\$3,927
Insurance	\$1,900
Utilities (\$250/mo)	\$3,000
Supplies (\$100/mo)	\$1,200
Internet (\$80/mo)	\$960
Maintenance (\$100/mo)	\$1,200
CapEx reserve	\$2,000
Total expenses	\$14,187

NET OPERATING INCOME

\$14,754

After all expenses

EXPENSE RATIO

49.0%

Of total revenue

NOI MARGIN

51.0%

Of total revenue

WHY THIS DEAL WORKS

- Dual revenue channels — Airbnb platform plus an established direct booking pipeline, reducing platform dependency and demonstrating proven guest demand.
- 51.0% NOI margin — strong for a furnished STR with all supplies, maintenance, insurance, CapEx reserves, and taxes already baked in.
- Turnkey operation — branded 'The Retreat,' fully furnished, professionally photographed, and actively generating revenue from day one.
- Low-touch expense structure — lean monthly overhead with room to scale via a professional property manager without destroying returns.

PROPERTY PHOTOS

