

Peace Retreat

Rental History & Financial Summary, 2024–2026 · 16026 Pool Canyon Rd, Austin, TX 78734

Three income-producing short-term rental units on 2.05 acres in a Lake Travis cove, operated under the Peace Retreat brand. Figures are taken from the owner's Airbnb host earnings reports and reflect the three units conveying with the sale.

\$81,195	\$30,918	353	46%
2026 GROSS · THRU SEP 15	REVENUE BOOKED FORWARD	NIGHTS BOOKED YTD	BLENDED OCCUPANCY

Gross Revenue by Year

	TINY HOUSE	LAKE HOUSE	BARDOMINIUM	GROSS	NET PAYOUT
2024	\$21,460	\$39,593	not yet open	\$61,052	\$58,580
2025	\$15,438	\$31,312	\$18,645	\$65,395	\$62,886
2026 THRU SEP 15	\$17,443	\$30,025	\$33,726	\$81,195	\$70,387

Through September 15, 2026 the property has already exceeded full-year 2025 gross revenue by **\$15,660**, with three and a half months of the year remaining. Against the same January 1 to September 15 window in 2025, revenue is up approximately **47%**.

2026 Performance by Unit

UNIT	NIGHTS BOOKED	AVG STAY	AVG NIGHTLY RATE	OCCUPANCY	GROSS
Bardominium opened 2025	147	2.6	\$229	57%	\$33,726
Lake House sleeps 10	85	2.8	\$353	33%	\$30,025
Tiny House	121	2.5	\$144	47%	\$17,443

Occupancy is calculated over the 258-day reporting period. The Bardominium, the newest unit, is now the property's strongest performer in both revenue and occupancy in its first full year of operation. The Lake House carries the highest nightly rate at \$353 and has room to run on occupancy.

2026 Monthly Gross

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep 1–15
\$2,087	\$5,001	\$8,819	\$8,419	\$11,305	\$11,086	\$13,773	\$15,822	\$4,883

Peak season runs May through August, with August 2026 the strongest month on record at \$15,822 gross.

Bookings on the Books

UNIT	CONFIRMED BOOKINGS	NIGHTS	AVG NIGHTLY RATE	GROSS
Lake House	11	34	\$401	\$13,647
Bardominium	18	64	\$213	\$13,646
Tiny House	9	27	\$134	\$3,624
Total	38	125	\$247	\$30,918

As of September 19, 2026 the property carries **38 confirmed reservations** representing **\$30,918** in booked gross revenue, with stays scheduled as far out as November 2027. Average booking lead time is 127 days. A buyer acquires an operating business with revenue already contracted, not a property that has to be relaunched.

Notes

- Figures are taken from Airbnb host earnings reports for Peace Retreat Holdings, LLC, generated September 15, 2026. Gross earnings are before Airbnb service fees; net payout is after service fees and adjustments. Airbnb separately collected and remitted \$4,770 in occupancy taxes in 2026 year to date.
- Airbnb service fees rose from roughly 3% of gross in 2024 and 2025 to approximately 11.8% in 2026, consistent with a change in host fee structure. Gross revenue is the more reliable year-over-year comparison.
- All figures reflect only the three units conveying with the sale. A Retro RV unit, since sold by the owner, produced revenue in 2024 and 2025 and none in 2026; it is excluded from the sale and from every figure above, as are any other listing lines in the owner's reports not attributable to these three units.
- Operating expenses are not reflected; figures are gross of cleaning, utilities, maintenance, insurance, taxes and management. Expense detail and a net operating income summary are available on request.
- Prepared from owner-supplied records. Buyer to independently verify all income, occupancy and expense figures.