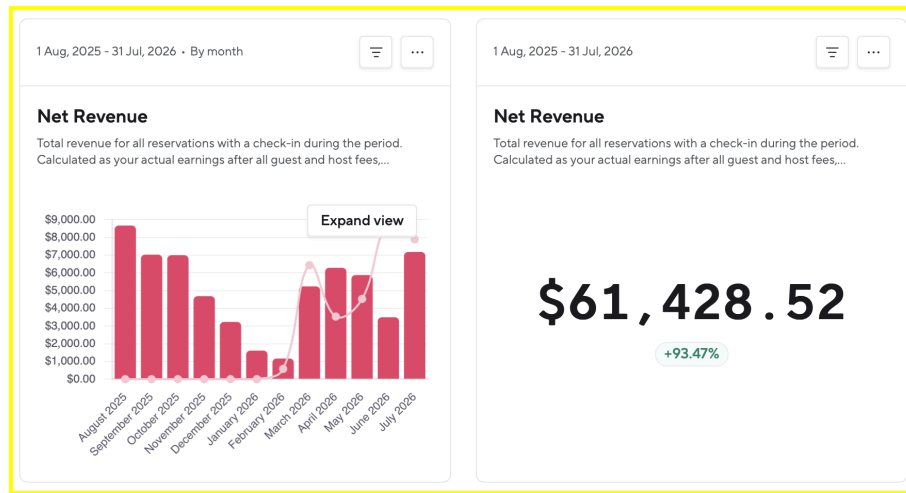


- Monthly income and expense statements for 2024, 2025 and 2026 year to date – Launched in Feb 2025, PnL below (Feb-Dec):

	Year Total 2025	%Net Rev
Gross Rev	\$90,799.17	
AirBnB	\$80,015.84	
Vrbo	\$10,783.33	
Fees	\$20,693.71	
AirBnB	\$18,274.78	
Vrbo	\$2,418.93	
Net Revenue (payout)	\$70,105.46	
Cleaning	\$7,440.00	11%
Pre-Checkin walktrhough	\$2,376.00	3%
Oth Variable	\$2,490.91	4%
Pool service	\$1,360.00	2%
Mainteinance	\$3,240.56	5%
Total Variable costs	\$16,907.47	24%
Gross Profit	\$53,197.99	76%
Mortgage	\$31,652.70	
Total utilities	\$4,406.58	
Total Suscriptions	\$588.11	
WiFi	\$837.30	
Pest Control	\$568.25	
Total Fixed Costs	\$38,052.94	54%
Total Costs	\$54,960.41	78%
Net Profit	\$14,720.39	21%

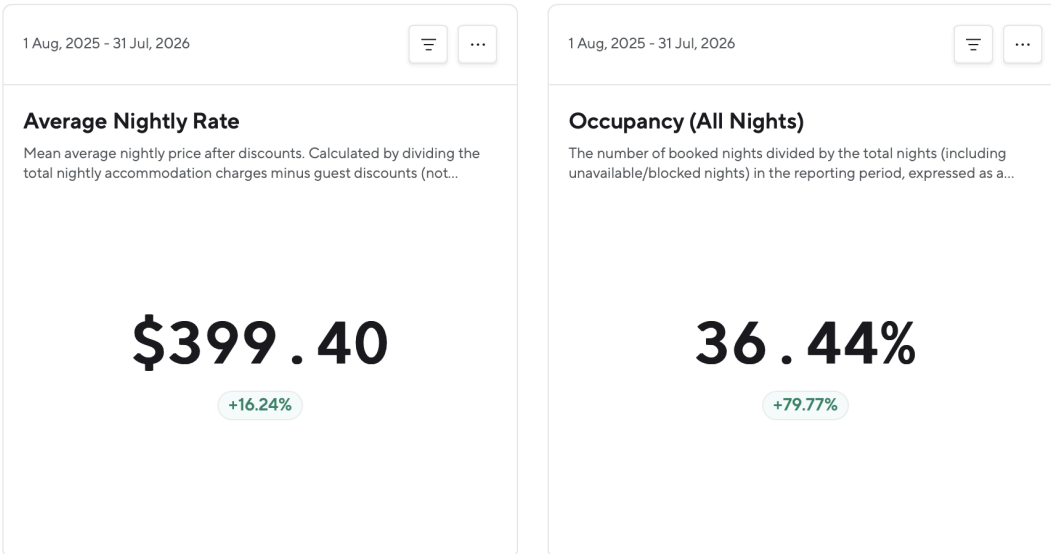
- Airbnb, VRBO or other platform earnings reports – See above
- Trailing 12-month gross revenue and net operating income – Trailing 12mo Net Rev \$61.4k op income \$2.5k



- Itemized operating expenses

- Cleaning – \$120 ea
- Pool maintenance \$200/mo
- Yard maintenance \$100/mo

- Utilities \$375 avg/mo
- Subscriptions (hospitable, Ring, etc) \$62/mo
- Wifi \$80/mo
- Pest control \$50/mo
- Occupancy rate and average daily rate



- Active rental-listing links
 - https://www.airbnb.com/rooms/1348715495533562859?guests=1&adults=1&s=67&unique_share_id=1d928d57-4488-4166-9293-53b788973c21
 -
- Current and future reservation calendar
 -
- City of Austin STR license information and expiration date
 - Active license OL 2024 151130 – Expires 01/26/2028
- Hotel Occupancy Tax compliance documentation
 - Submitted by Airbnb/Vrbo
- Plans for addressing existing reservations at closing
 - Share reservations with future owner, contact guests and notify about the owner transition and asked them to book again using the new listing
- Property-management agreement, if applicable – Self managed
- Furniture and personal-property inventory, including whether the furnishings are included

- All furniture and items were purchased new on 2025 - Furniture package \$35k includes everything in the property including but not limited to:
 - Beds, nightstands, mattress, lamps, bed linen, pillows, decorative pillow, wall art for the 3 bedrooms (1 king, 1 queen over queen bunkbed and 2 twins)
 - 2x 75" TV + 2x 65" TV
 - Washer & Dryer
 - Entertainment room – Neon sign, arcade console, karaoke machine, leather sectional, coffee table, lamps, bar table, wall art, etc
 - Living room area – 3p leather sectional, TV console, coffee table, decorative pillows, wall art
 - Kitchen/dining area: Table for 6, breakfast bar and bar stools, keruig coffee maker, regular coffee maker, airfryer, blender, toaster, silverware, fridge, etc
 - Get ready room – Glass table and seats, mirrors, wall art
 - Outdoor – seating set, side tables, dining table and chairs for 8 people, propane firepit + 8 Adirondack chairs, sunbeds, deck side table, propane grill, outdoor games
- Renovation and capital-improvement history since the seller's purchase
 - Renovation – converted the garage into an entertainment room, adding laundry space and owners' closet – Added attic insulation to the garage area
 - Built fence (no fence at the time of purchase)
 - Installed gutters (no gutters at the time of purchased)
 - New AC unit
 - New mini split AC unit in garage
 - Removed old cover patio and built new extended patio slab (no slab before)
 - Built deck and installed 10ft cowboy pool with filter and heater
 - Built bocce ball court
 - Built firepit area
 - Professionally decorated by Somerled designs – Cowgirl chic theme based on Austin market opportunities
- Any known STR complaints, violations, insurance claims or licensing issues -
No