

BNB Calc Short Term Rental Investment Analysis

6102 Seawall Blvd, Galveston, TX, 77551

1 bed • 1 bath • 4 guests • \$138,500



Annual Revenue

\$29,453

Profit (Cash Flow)

\$2,593

Cap Rate

10.0%



Annual Revenue

\$29,453

Airbtics projects \$144/night at 56% occupancy (\$29,453). **Airbtics** predicts this property will perform in the 44% revenue percentile

BNB Calc projects a 56% occupancy rate, \$144 rate per night.

Revenue Percentile (property's earnings compare to others in the market)

PERCENTILES	25%	50%	75%	90%
Revenue	\$23,110	\$30,923	\$38,756	\$52,534
Occupancy	49%	57%	63%	74%
Nightly Rate	\$120	\$139	\$157	\$182

Seasonality (Profit by Month)

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Airbnb Comparables

Airbnb Name	Revenue	Rate/Night	Occupancy	Beds	Baths	Night	Cleaning	Pool	Tub	Pets
Sunsational	\$51,382	\$174	75%	1	1	1	\$95	✗	✓	✗
Amazing Beachfront 1/1 Top Floor 2 pools spaShower	\$47,180	\$204	60%	1	1	2	\$95	✓	✗	✗
Beachfront View Top Floor Luxury Heated Pool	\$44,775	\$214	53%	1	1	1	\$105	✓	✗	✗
🏖️ BEACH HAVEN HEAVEN 2 POOLS & HOT TUBS 🏖️ P...	\$40,734	\$144	74%	1	1	1	\$90	✓	✓	✗
Sol and Sand Beach Views + Access to Two Pools	\$40,075	\$174	60%	1	1	1	\$114	✓	✓	✗
Casa Del Mar Beach Retreat Galveston Island, TX	\$39,041	\$146	67%	1	1	1	\$95	✓	✗	✗
Relax Galveston. Best Beach Front Views.CasaDelMar	\$37,785	\$142	70%	1	1	2	\$99	✓	✗	✗
Me Time-We Time: Ocean View, Pools, Location!	\$36,891	\$135	71%	1	1	2	\$90	✓	✗	✗
Stunning Ocean Oasis: Pools, Views, Great Location	\$36,867	\$127	75%	1	1	2	\$100	✓	✓	✗
Beach Front Condo close to all things Galveston!	\$36,496	\$180	53%	1	1	1	\$75	✓	✓	✗
Beach View Escape Water Views, Two Pools	\$36,278	\$177	56%	1	1	2	\$0	✓	✓	✗
Beachfront Condo Pool + Resort Amenities	\$35,999	\$142	63%	1	1	2	\$95	✓	✓	✗
Oceanfront View Heated Pool Casa Del Mar	\$35,549	\$203	44%	1	1	1	\$105	✓	✗	✗
Beach Happy Retreat Seawall 2 Pools HotTubs Perfec	\$33,703	\$126	67%	1	1	1	\$90	✓	✓	✗
Tati's Treasure Beachfront Sleeps 6 Seawall	\$33,509	\$117	74%	1	1	1	\$95	✓	✓	✗
Beachfront Condo at Casa Del Mar "Sail Away"	\$33,475	\$113	79%	1	1	1	\$80	✓	✗	✗
Beach View On Seawall Top Floor Sleeps 6	\$32,749	\$140	60%	1	1	1	\$100	✓	✓	✗
Heated Pool! Great beach view! Front row!! #302	\$31,818	\$209	39%	1	1	2	\$99	✓	✗	✗
Beachfront views! On the Seawall-Steps to Beach	\$31,390	\$128	63%	1	1	2	\$85	✓	✗	✗
Coco's Coastal Condo #3202	\$31,085	\$149	57%	1	1	1	\$0	✓	✓	✗
Isle B Back Seawall Gulf & Pool View! Come Chillax	\$30,440	\$132	60%	1	1	1	\$90	✓	✓	✗
Wendy's Red Coral Ocean Oasis	\$29,664	\$121	63%	1	1	2	\$70	✓	✓	✗
Island Hideaway Cruise Parking 2 Heated Pools	\$28,597	\$136	53%	1	1	1	\$85	✓	✓	✗
Family Beach Retreat w/ Pool & Views in Galveston	\$28,349	\$166	44%	1	1	2	\$145	✓	✓	✗
The Starfish - Spectacular Oceanfront View !	\$28,001	\$120	58%	1	1	2	\$100	✓	✗	✗
Steps to Galveston Beach: Condo w/ Pool Access	\$27,468	\$121	54%	1	1	2	\$93	✓	✗	✗
GalvestonAirBnB Beachfront Rental	\$27,255	\$114	62%	1	1	2	\$76	✓	✗	✗
Casa De La Sirena	\$27,243	\$111	62%	1	1	1	\$50	✓	✗	✗
Beach-n-it	\$27,054	\$120	54%	1	1	1	\$100	✓	✓	✗
Wendy's Seagull Ocean Oasis on the Seawall	\$27,023	\$115	60%	1	1	2	\$70	✓	✓	✗
Aah-mazing Beach Retreat with Ocean & Pool views	\$26,754	\$118	57%	1	1	2	\$95	✓	✓	✗
Saltwater Paradise Oceanview, Near Area Fun	\$26,663	\$155	47%	1	1	2	\$0	✓	✓	✗
Sail-a-Waves	\$25,899	\$111	57%	1	1	2	\$80	✓	✗	✗
Paradise Found! Stop Looking!	\$25,107	\$150	43%	1	1	2	\$115	✓	✓	✗
Beautiful condo with Gulf view	\$24,612	\$138	44%	1	1	1	\$99	✓	✓	✗
Latitude Adjustment Hot Tubs Gulf Views Pools Ahhh	\$22,816	\$143	41%	1	1	1	\$90	✓	✓	✗
Beachfront Breeze! Front Row/Heated Pool/Unobstruct...	\$22,070	\$163	34%	1	1	2	\$99	✓	✗	✗
Walk To Beach Heated Pool Gym Hot tubs	\$21,777	\$119	50%	1	1	2	\$0	✓	✓	✗
Gulf Sunshine: Pool & Gulf Views, Walk to Beach!	\$21,407	\$151	36%	1	1	2	\$115	✓	✓	✗
Lovely and cozy beachfront condo@CasaDelMar	\$21,070	\$134	40%	1	1	2	\$85	✓	✓	✗



Financial Summary (Annual)

Revenue	\$29,453
Operating Expenses	\$15,565
Operating Income	\$13,888
Mortgage & Taxes	\$11,296
Profit (Cash Flow)	\$2,593

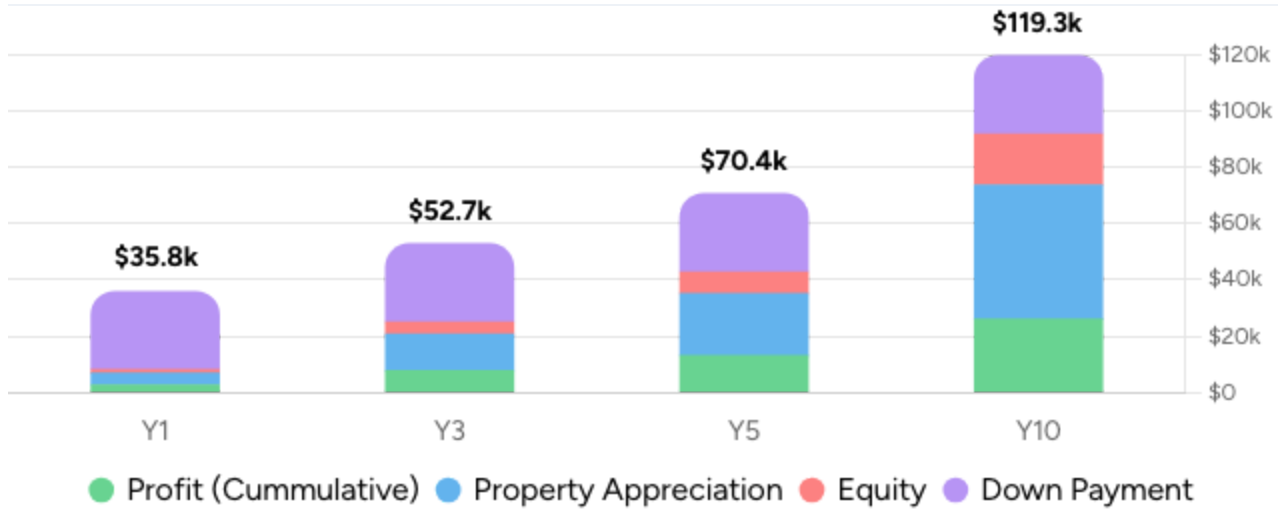


Return Metrics

8.13% cash on cash return is a **solid** return over the next 1 year

Investment Value Over Time

	Y1	Y2	Y3	Y4	Y5	Y10	Y30
Profit (Cummulative)	\$2,592	\$5,185	\$7,778	\$10,370	\$12,963	\$25,927	\$77,781
Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Appreciation							
Home Equity	\$1,360	\$2,805	\$4,338	\$5,967	\$7,695	\$18,076	\$110,800
Down Payment	\$27,700	\$27,700	\$27,700	\$27,700	\$27,700	\$27,700	\$27,700
Property Appreciation	\$4,155	\$8,434	\$12,842	\$17,382	\$22,059	\$47,632	\$197,675
Total Return	\$35,808	\$44,125	\$52,659	\$61,420	\$70,418	\$119,335	\$413,957



Property Appreciation:	3%	Cash on Cash Return	8.13%
Revenue Appreciation:	0%	Cap Rate	10.02%
		Return on Investment	25.45%



Operating Expenses

Monthly Expenses
\$1,297

Annual Expenses
\$15,565

Utilities

Internet + TV
Water/Sewer
Garbage
Electric
Gas
Other

\$220 Maintenance

\$0 Property Insurance
\$0 HOA
\$0 Landscaping
\$115 Ongoing Repairs
\$55 Supplies
\$50 Software
Pest Control

\$1,003

\$283
\$475
\$0
\$0
\$0
\$0
\$0

Permits	\$0
Other	\$0
Cleaning Cost	\$245

Management & Platform Fees

\$74

Platform Fee (i.e. Airbnb)	\$74
Property Manager Fee	\$0



Mortgage & Taxes

Monthly Mortgage & Tax
\$941

Annual Mortgage & Tax
\$11,296

Down Payment

Monthly Loan Payment

Purchase Price	\$138,500	Mortgage Length	30 years
Percent Down	20%	Interest Rate	6%
Total Downpayment	\$27,700	Monthly Loan Payment	\$664
Total Loan Amount	\$110,800		

Property Tax Yearly

Property Tax Yearly	2.4%
Property Tax Monthly	\$277
Mortgage Insurance (PMI)	0%



Property Details

General Info

- Lot size: -
- Year built: 1985
- Size: 490 sqft
- Type: CONDO
- Parking: -
- Heating: Electric

Property Details

- MLS Status: N/A
- Property Use: CONDO
- Stories: -
- Lot size: -
- Building area: 490 sqft
- Garage: No
- Heating: Electric
- Pool: No

- Fireplaces: -
- Basement: No
- Cooling: Electric
- View: Water View
- Parking: -
- Amenities: Dishwasher, Disposal, Microwave, Refrigerator
- Price per square foot: \$305

Lot Info

- Zoning: -
- Land Use: -
- Parcel Number: 231000000102000
- Flood Zone: Yes, Zone High risk: Special Flood Hazard Area (SFHA), high flood risk

Tax Info

- Year Assessed: 2025
- Assessed Value: \$232,858
- County Est. Land Value: -
- Assessed Land Value: -
- County Est. Structure Value: -
- Market Estimate: \$149,800

Schools

