

RENTAL HISTORY

4203 Green Heron Dr, Galveston, TX 77554 • “Neptune’s Nest” • VRBO Listing #436571

The home was **taken offline for a complete interior renovation, finished in March 2025** (new luxury vinyl plank flooring throughout, full interior repaint, all four bathrooms updated, master bath fully remodeled). **Rentals did not resume until late April 2025, so 2025 is a partial year.**

Booking Performance (from VRBO owner payment records)

Period	Bookings	Nights Booked	Gross Rental Revenue
2025 — partial year: home offline for interior renovation; rentals resumed late April	12	36	\$33,648
2026 — January 1 through June 30 only (six months)	15	55	\$40,784
Confirmed future bookings — Jul 2026 – Jun 2027, transfer to buyer	10	43	\$27,248*
2026 Total (Actual and Future bookings as of July 3, 2026)	24	93	\$66,334

**Total booking value of confirmed reservations on the books as of July 2026; remaining installments are collected by VRBO before each stay.*

Booked Rentals That Transfer to the Buyer

Seller will transfer the established VRBO listing — with its reviews and booking history — and all booked rentals to the new owner. Confirmed reservations as of July 2026, by month of check-in:

Month	Bookings	Nights	Booking Value
July 2026	6	27	\$22,248
August 2026	1	3	\$772
October 2026	2	8	\$2,533
June 2027	1	5	\$1,695
Total	10	43	\$27,248

Prepared from VRBO owner payment records through Jun 30, 2026. Bookings are grouped by check-in date and are net of cancellations and refunds; refundable damage deposits are excluded. Historical performance does not guarantee future results. Buyer should independently verify all figures.

