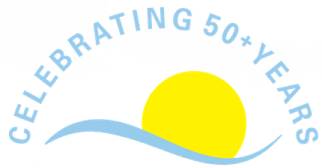


Rental Revenue Projection

August 17, 2026



SAND 'N SEA
PROPERTIES



23331 San Luis Pass Road – Bay Harbor (Maison du Soleil)



LOW PERFORMANCE

\$53,000

- Booking restrictions
- Deferred maintenance
- Noticeable Usage
- Guest Challenges



AVERAGE PERFORMANCE

\$75,000

- Well-kept property
- Minimum owner usage
- Strategic bedding configuration
- Pet friendly



HIGH PERFORMANCE

\$90,000

- Beachfront
- Pet friendly
- Minimum owner usage
- Year of listing history and reviews

Revenue Factors

DEMAND

Galveston's West End is THE ideal spot for families seeking quieter outdoor relaxation with wide natural beaches, uncrowded shores, rental beach homes and laid-back coastal charm. The area also provides easy access to state park trails, fishing, boating and nearby popular island attractions.

REVENUE

The seasonal nature of the area makes for a dynamic rental market where strategic owner use during peak summer months (June to August) is most important for revenue. Limiting rate restrictions and maintaining an updated and comfortable property create the right conditions for highest potential return.

PRICING STRATEGY

Using market data, both locally and regionally, we publish dynamic rates on all major channels to stay competitive. Our studied Revenue Manager is charged with daily analysis of our portfolio and multi-faceted market trends to ensure we are earning the most for our owners.

Property Highlights

- 3BR/3.5BA Beachfront home
- Beach front w/direct access
- updated aesthetic
- Home must be pet friendly to hit projected revenue
- Nestled in the well-established Bay Harbor Neighborhood

SERVICE & SUPPORT

With a dedicated team of local professionals, we provide 24/7/365 support to our rental guests. Our in-house Housekeeping and Maintenance teams care for your property while our Guest Services team provide a 5-star guest experience. Happy guests and great reviews lead to better bookings!

About Sand 'N Sea Properties

- **Sand 'N Sea Properties are listed on the most powerful marketing channels.** 85% of guest reservations are secured via direct bookings. Owners also have their properties marketed on Airbnb, VRBO, VisitGalveston.com, and social media channels.
- **Professional property management with 24/7 guest support.** Our dedicated team handles all guest communications, check-ins, and emergency situations around the clock.
- **Data-driven pricing optimization maximizes revenue.** Our owners benefit from dynamic pricing strategies.