



WELCOME TO

THE BLUE PEARL

VACATION HOME

FOR SALE

FOR SALE

TURN KEY BEACHFRONT SHORT-TERM RENTAL

This is a fully operational, beachfront income-producing asset with proven nightly performance, transferable digital infrastructure, and a low break-even threshold in Texas's most thriving coastal market.

Smart Home



4 beds | 3 Baths | 1776 sq ft | Furnished

INVESTMENT HIGHLIGHTS

\$469
ADR

~ 40 %
BREAK EVEN
OCCUPANCY

- Beach Front Location | Crystal Beach
- \$469 Historical Average Daily Rate (ADR)
- 5-Star Rating Across 3 Major Booking Platforms ★★★★★
- Established Listings, Reviews & Media Convey
- Confirmed 2026 Bookings in Place
- Smart Locks + Automated Systems Installed
- No HOA | No STR Restrictions
- Professionally Maintained Home
- Establised Social Media Platforms   

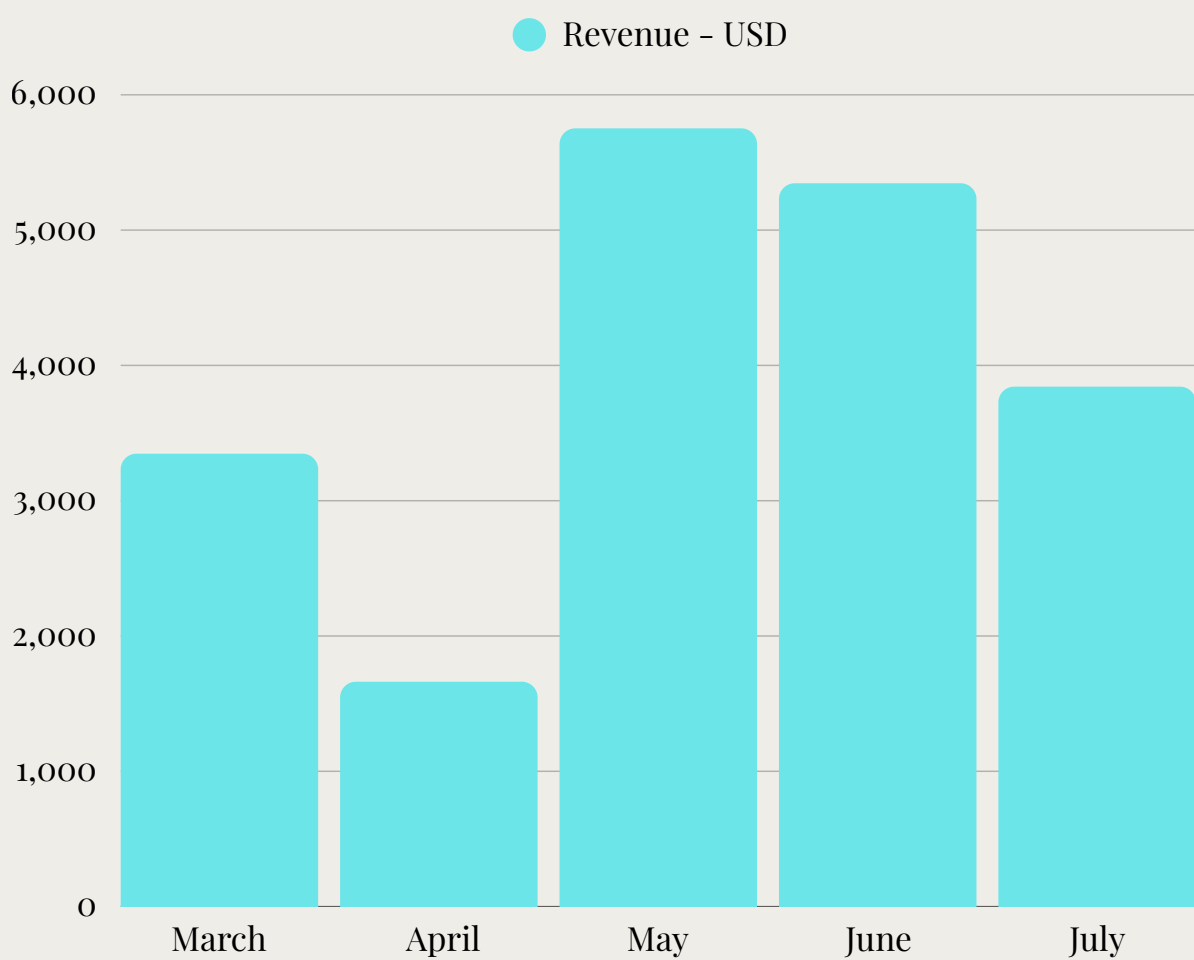
FINANCIAL PERFORMANCE & INCOME POTENTIAL

Occupancy Sensitivity

(Based on \$469 ADR)

Occupancy	Nights	Gross Revenue
40%	146	\$68,474
45%	164	\$76,916
50%	183	\$85,827
55%	201	\$94,269
60%	219	\$102,711

Confirmed 2026 Revenue On The Books



TURN KEY: BUYER ACQUIRES

Branding and Marketing

- Active Airbnb, VRBO, and direct website listings
- 5 star review history
- Professional photography
- Social media presence
- Existing pricing strategy
- Vendor Partnerships
- Centralized Cloud-Based Operations & Management System

Smart Appliances and Rental Essentials

- Kitchen Aid Appliances
- 50 inch + Samsung Smart TVs (5)
- Samsung 5.5 -7.4 Cu. Ft. Top load High Efficiency Washer/Dryer
- Starlink Internet
- Integrated Smart Door Locks
- Full 360 4k security camera system with smart app
- Integrated Remote Management Platform

Avoids 12–18 months of ramp-up typical for new STRs.

Manage remotely with ease!



This is not a startup short-term rental. It is a functioning beachfront income asset with documented performance, conservative underwriting, and immediate operational continuity.

Income figures are based on seller-provided historical data. Buyer to independently verify all financials, permitting, and regulatory compliance.



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