

# Condition **SNAPSHOT**

The property is ready for immediate use as a single-family rental, requiring only standard cleaning and preparation. To compete as a vacation rental, however, the home would benefit from targeted improvements designed to create stronger first impressions. *Curb appeal and establishing 2-3 standout interior “wow” areas* would significantly enhance **photos>click rates>bookings**.

The same touches that elevate the property for Airbnb will also benefit corporate tenants. When paired with a unique lifestyle feature such as a quality espresso machine, a weekly home cleaning service, or an Amazon package lock box on the patio, you'll appeal to professionals seeking **comfort and convenience**.

Overall, the structure is solid! The layout is flexible, and the home can be adapted quickly to align with whichever income strategy is pursued.



An estimated DIY cost of about \$385-\$605 using thrifted décor and self-made artwork.