

## AirBnB Meetup: Furnishing your AirBNB

### Goals for this class:

1. Walk you through furnishing your AirBnB
2. Answer any questions you have about your AirBnB furnishings.
3. Have fun, Laugh, and tell some funny stories!

### Jake Cohen & Erik Mehus- Master Vacation Rentals

Jake currently has 7 listings active on AirBNB and VRBO. Master Vacation Rentals cohosts an additional 3 listings for a few clients in the area. All have been designated Super hosts for as many quarters as eligible. Jake has now hosted over 200 trips and is nearing 200 5-star reviews!

Erik has a background in commercial real estate and worked for a national vacation rental property manager. He is currently looking for a property in the area to move into and AirBnB the other side.

**Why we are doing this:** We have been in your shoes and our goal is to help new hosts find the best products & services and get up and running with AirBnB as quickly as possible with less effort.

**Please check out our website:** [www.mastervacationrentals.com](http://www.mastervacationrentals.com)

**Facebook:** <https://www.facebook.com/mastervacationrentals/>

**Facebook Forum** for additional questions and interact with other owners:

<https://www.facebook.com/groups/VRowner/>

**MOST Important:** [AirBnB](#)

\*If you already have started a listing on AirBnB, go ahead and log in. If you haven't, we ask that you support us to help us to continue to teach free classes by using our referral link.\*

### Topics we will be covering tonight:

1. Design Choices
2. Minor renovations that will make a big impact
3. Furnishing a property Room by Room
4. Linens, Towels, and Soaps
5. Essentials Checklist

## Design Choices

1. What style are you going for?
  - a. Who does that appeal to?
2. Temperature and Climate Choices
3. Outdoor space and best use
4. Comparison- B10 vs A9- Same location, very different results

Timeframe May & June 2019	A9	B10	Difference
Occupancy	47.54%	68.85%	21.31%
Total Revenue	\$2609	\$4468	\$1859
Avg. Revenue per night	\$89.98	\$103.45	\$13.47/ nt

## Minor Renovations

1. [Appliances](#)
2. Paint
3. Blinds & Curtains
4. Flooring
5. Updating a bathroom
6. Updating a kitchen

# MASTER VACATION RENTALS

## Furnishing Room by Room

1. Initial Setup
  - a. Choose a color palate.
  - b. Color coordination
  - c. Artwork for personal touch.
  - d. Setup takes time. Plan accordingly.
  - e. New vs. Used
  - f. Value
  - g. Test with a friend
  - h. Favorite Vendors
2. [Bedrooms](#)
  - a. Bed Frame
  - b. Mattress
  - c. Nightstands
  - d. Lamps w/ or w/o charging plugs
  - e. Alarm Clock/ speaker

- f. Dresser
  - g. Rugs
  - h. Mirror
  - i. Hangers
  - j. Luggage Rack
  - k. Iron & Ironing board
3. [Kitchen](#) - seating
- a. Coffee Maker
  - b. Coffee Grinder
  - c. Blender/ Food Processor
  - d. Crockpot
  - e. Pots & Pans
  - f. Mixing Bowls
  - g. Silverware
  - h. Plates, Bowls, Cups
  - i. Glasses, Wine Glasses
  - j. Cooking Utensils
  - k. Drawer Organizer
  - l. Garbage/ Recycling Cans
4. [Living Room](#) - accommodate your # of guests appropriately
- a. Couch
  - b. Loveseat or Chair
  - c. Rug
  - d. Coffee Table
  - e. TV
5. [Bathrooms](#)
- a. Bathroom accessories
  - b. Bath mat
  - c. Shower Curtain Rod
  - d. Shower Curtain

### [Linens, Towels, & Soaps](#)

1. [Towels](#)-
  - a. White or Colors
  - b. Costco or Gilchrist & Soames
2. [Linens](#)-
  - a. Triple Sheeting
  - b. Durable and Comfortable
  - c. Colors
  - d. Retail Program
3. [Soaps](#)-
  - a. Mounts
  - b. Refillable

### [Essentials Checklist](#)

### Vacation Rental Consumables Checklist

- Spices
  - a. Salt
  - b. Pepper
  - c. No Salt seasoning
  - d. BBQ Seasoning
  - e. Onion powder
  - f. Garlic powder
  - g. Italian Seasoning
  - h. Sugar
- Olive oil
- Spray oil - Avocado or Canola
- Ceran wrap
- Tin foil
- Gallon Ziploc bags
- Quart Ziploc bags
- Kitchen Trash Bags
- Small Trash Bags
- Dish soap
- Hand Soap
- Dishwasher pods
- Laundry detergent
- Scrub brush or sponge (for dishes)
- Paper towels
- Toilet paper
- Kleenex
- Teas
- Coffee
- Coffee filters or gold reusable filter
- Mini Moos - half and half individuals that don't need refrigeration
- Garbage bags



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