

VACATION RENTAL

Furniture and Decor Budget Guide



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Better Quality Furnishings Equals Higher Returns

Did you know that investing in better quality furnishings can significantly increase your nightly rate and occupancy rates as an Airbnb investor or owner?



According to a study by Evolve, properties with higher quality furnishings can command up to 71% higher nightly rates and up to 26% higher occupancy rates than those with lower quality furnishings.

Why is this the case? First, high-quality furnishings can make your property more attractive to potential guests. They convey a sense of luxury, comfort, and style, which can help you stand out in a crowded market. Guests are often willing to pay more for a property that looks and feels premium.

Second, better quality furnishings can also enhance the guest experience. Guests who feel comfortable and pampered are more likely to leave positive reviews and recommend your property to others, leading to higher occupancy rates over time.

Investing in better quality furnishings doesn't have to break the bank, either.

I work with a multitude of wholesale, reputable suppliers and take advantage of bulk purchasing discounts, so you can get high-quality furnishings at reasonable prices. And by factoring in the potential return on investment from higher nightly rates and occupancy rates, you may find that the cost is well worth it.

So if you're looking to boost your Airbnb returns, consider going with an expert and upgrading your furnishings today. Your guests (and your wallet) will thank you for it.

ENTRYWAY

BUDGET GUIDE

The entry is the guest's "first impression" and a good place to connect right away with a Welcome book or WiFi sign. Take a look at this guide to help you decide what items are important in your budget and what budget category you fit under before our project begins. These prices are an estimate and do not include merchandise tax.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Wayfair Least Expensive and Needs Assembly	Target/ Home goods/Local Furniture Stores	Mid-Luxury/ Pottery Barn/CB2/West Elm/Ethan Allen
Area Rug 5x7	\$60.00	\$100.00	\$400.00
Large Area Rug 8x10	\$120.00	\$160.00	\$800.00
Console Entry Table	\$75.00	\$125.00	\$400.00
Accent Chair	\$200.00	\$300.00	\$500.00
Accent Pillows 20x20	\$12.00	\$16.00	\$50.00
Table Lamp/Bulb	\$30.00	\$45.00	\$120.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$80.00	\$250.00	\$500.00

TOTALS:

LIVING ROOM

BUDGET GUIDE

The Living Room is most likely the largest space in your home. With more square feet, comes more furniture. In the Living room, it's important with all that furniture to stay on budget. Take a look at this guide to help you decide what items are important in your budget and what budget category you fit under before our project begins. These prices are an estimate and do not include merchandise tax.

ITEM	DECENT IKEA/Amazon/Wayfair Least Expensive and Needs Assembly	GOOD Target/ Home goods/Local Furniture Stores	BETTER Mid-Luxury/ Pottery Barn/CB2/West Elm/Ethan Allen
Area Rug 8x10	\$120.00	\$160.00	\$400.00
Large Area Rug 9x12	\$160.00	\$230.00	\$1,100.00
Sofa couch	\$350.00	\$500.00	\$2,000.00
82in Sleeper Sofa	\$200.00	\$320.00	\$3,000.00
Sofa Sectional	\$1,000.00	\$1,500.00	\$3,500.00
Accent Chair	\$150.00	\$300.00	\$500.00
Coffee Table	\$150.00	\$250.00	\$500.00
Side Table	\$80.00	\$95.00	\$300.00
Media Console	\$150.00	\$350.00	\$500.00
Tall Shelves/Bookcase	\$100.00	\$375.00	\$1,000.00
Console	\$75.00	\$125.00	\$400.00
Ottomans & Poufs	\$75.00	\$125.00	\$350.00
Floor Lamp/Bulb	\$80.00	\$120.00	\$275.00
Table Lamp/Bulb	\$30.00	\$45.00	\$120.00
Accent Pillows 20x20	\$12.00	\$16.00	\$50.00
Side Chair Pillows 22x22	\$15.00	\$20.00	\$65.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$80.00	\$250.00	\$500.00

TOTALS:

DINING ROOM

BUDGET GUIDE

The Dining Room is where your family comes together to break bread and share memories. The bulk of the budget of the space should be spent between the table and chairs. Those items will be investment pieces. Take a look at this guide to help you decide what items are important in your budget and what budget category you fit under before our project begins. These prices are an estimate and do not include merchandise tax.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Wayfair Least Expensive and Needs Assembly	Target/ Home goods/Local Furniture Stores	Mid-Luxury/ Pottery Barn/CB2/West Elm/Ethan Allen
Area Rug 8x10	\$120.00	\$160.00	\$400.00
Large Area Rug 9x12	\$160.00	\$230.00	\$1,100.00
Dining Table for 6	\$350.00	\$450.00	\$1,200.00
Each Dining Chair	\$60.00	\$75.00	\$300.00
Each Bar Stool	\$95.00	\$100.00	\$350.00
Sideboard/Buffer	\$300.00	\$380.00	\$1,200.00
Table Lamp/Bulb Accessory	\$30.00	\$45.00	\$120.00
Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$80.00	\$250.00	\$500.00

TOTALS:

BEDROOM

BUDGET GUIDE

The Main Bedroom is a sanctuary for many. It's important to invest in a quality bed with matching bedding that will last for years to come. Take a look at this guide to help you decide what items are important in your budget and what budget category you fit under before our project begins. These prices are an estimate and do not include merchandise tax.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Wayfair Least Expensive and Needs Assembly	Target/ Home goods/Local Furniture Stores	Mid-Luxury/ Pottery Barn/CB2/West Elm/Ethan Allen
Area Rug 8x10	\$120.00	\$160.00	\$400.00
Large Area Rug 9x12	\$160.00	\$230.00	\$1,100.00
Fabric K Bed Frame	\$400.00	\$580.00	\$1,400.00
Fabric Q Bed Frame	\$270.00	\$500.00	\$1,200.00
Fabric Tw Bed Frame	\$260.00	\$290.00	\$800.00
King Comforter	\$40.00	\$90.00	\$315.00
Bunks- Metal Frame	\$200.00	\$300.00	\$1,200.00
K-Mattress	\$400.00	\$800.00	\$2,500.00
Q-Mattress	\$300.00	\$700.00	\$2,000.00
Dresser	\$250.00	\$400.00	\$900.00
Bench at foot of bed	\$150.00	\$200.00	\$400.00
Simple Desk	\$90.00	\$190.00	\$600.00
Nightstands	\$90.00	\$120.00	\$300.00
Table Lamp/Bulb	\$30.00	\$45.00	\$150.00
Bed Sheet Set	\$40.00	\$65.00	\$140.00
Q-Comforter	\$60.00	\$80.00	\$230.00
(2) Standard Pillows	\$20.00	\$50.00	\$100.00
Accent Chair	\$150.00	\$300.00	\$500.00
Accent Pillow 20x20	\$12.00	\$16.00	\$50.00
Accent Pillow 22x22	\$15.00	\$20.00	\$65.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$80.00	\$250.00	\$500.00

TOTALS:



Let's Get Started!

Struggling with Vacation Rental Design Overwhelm? We get it and that is why we specialize in the vacation rental design industry and understanding what your guest wants. Don't hesitate. Time is money!

Yulimey Ortiz.



Have Any Questions?