



It's Bridgette Bitch

SHORT-TERM RENTAL INTERIOR DESIGN



We design short-term rentals that generate higher revenue, boost occupancy rates, and effortlessly stand out even in the most competitive markets.

Our projects are turnkey and you will be **Airbnb-ready 4-5 weeks** after the contract is signed.

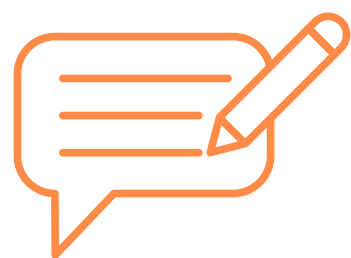




We develop properties that outperform comparable listings in your area and increase your revenue by **30-50%**



We rely on in-depth market research and data-driven design choices to help maximize your ROI with scroll-stopping designs.



We'll identify the ideal amenities, guest count, and design direction to perfect your property.





Package Deliverables

	In-Person	Virtual
Furniture Selection	✓	✓
Wallpaper Selection	✓	✓
Avatar Selection	✓	✓
Market Research	✓	✓
Shopping Sheet	✓	✓
Mood Board/ Rendering	✓	✓
Social Media Marketing	✓	
Project Management	✓	
Material Fulfillment	✓	
Mural Design/Install	✓	
Coordination of Subcontractors	✓	



What You Will Get:

In-Person

- **Property turnkey ready within 4-5 weeks**
**depending on our current project schedule*
- **Hassle Free Service- We will handle all logistics, orders, coordinating subcontractors, and installation**
- **1-2 in house Murals FREE of charge**
- **Professional Photography**
- **Social Media Marketing**
- **1st Set of Consumables**

Virtual

- **Project complete 2-3 weeks**
**depending on our current project schedule*
- **Mood Board**
- **Shopping Sheet**
- **1-hour Post Installation Support**



Virtual Package:

If you're enthusiastic about DIY projects and project management but need help with the design aspect, this option is perfect for you! This service gives you all the resources you need to install yourself within 2-3 weeks depending on our current project schedule!

Design Payment:

\$5-7 per sqft

*Does not include order or procurement (Upcharge 20% material)

Mood Board Examples:



Shopping Sheet Example:

SYMBOL	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL	DISCOUNT	SHIPPING	TOTAL
1	IVORY GREEN GRASS OTTOMAN VELVET (Sheet)	1	\$27,186.48	\$27,186.48	\$140.00	\$0.00	\$27,326.48
2	Red 8 x 12	1	\$100.00	\$100.00	\$0.00	\$0.00	\$100.00
3	TV Stand	1	\$273.00	\$273.00	\$0.00	\$0.00	\$273.00
4	Curtain Panel Set	1	\$192.00	\$192.00	\$0.00	\$0.00	\$192.00
5	Curtain Rod (Set)	1	\$75.00	\$75.00	\$0.00	\$0.00	\$75.00
6	Face Plant	1	\$100.00	\$100.00	\$0.00	\$0.00	\$100.00
7	COFFEE TABLE (Square)	1	\$180.00	\$180.00	\$0.00	\$0.00	\$180.00
8	TV CABINET	1	\$400.00	\$400.00	\$0.00	\$0.00	\$400.00
9	Chair (Set of 2)	1	\$800.00	\$800.00	\$0.00	\$0.00	\$800.00
10	TV CABINET	1	\$400.00	\$400.00	\$0.00	\$0.00	\$400.00
11	David Fisher	1	\$150.00	\$150.00	\$0.00	\$0.00	\$150.00
12	TV CABINET	1	\$200.00	\$200.00	\$0.00	\$0.00	\$200.00
13	LIVING ROOM ART	1	\$100.00	\$100.00	\$0.00	\$0.00	\$100.00
14	STITCHED TABLE	1	\$180.00	\$180.00	\$0.00	\$0.00	\$180.00
15	STITCHED CHAIRS	1	\$180.00	\$180.00	\$0.00	\$0.00	\$180.00
16	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
17	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
18	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
19	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
20	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
21	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
22	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
23	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
24	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
25	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
26	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
27	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
28	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
29	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
30	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
31	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
32	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
33	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
34	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
35	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
36	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
37	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
38	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
39	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
40	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
41	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
42	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
43	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
44	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
45	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
46	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
47	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
48	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
49	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
50	COFFEE	1	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00

Deliverables:

- 30-Minute Consultation
- Matterport-3D Home Rendering
- Mockup /Presentation
- Shopping Sheet
- 1-Hour Post Installation Support

Process:

1. After an initial consultation to align your vision, budget, and theme, we'll schedule out a Matterport to come to your property.
2. Once the Matterport is received our designer will create mock-ups of your space.
3. Together the client and designer will review the mood board. **You may share Pinterest Boards for Inspiration*
4. User-friendly shopping spreadsheet with furniture details and links provided.
5. You purchase furniture through our shopping sheet to set it up and install yourself!
6. Get 1-Hour Post Installation Support from Designer after set up.



Single Space Virtual

Looking to spruce up your space and need some expert advice? Look no further! We are now offering Single Space Virtual Design Services. Our team will collaborate with you to create a space that reflects your style, fits your budget, and wows your guests! You will be provided a mood board and user-friendly shopping sheet with furniture details to bring your dream space to life.

Design Payment:

\$1,750 per space

*dependent upon square footage

Mood Board Examples:



Shopping Sheet Example:

STATUS	DELIVERY DATE	SOURCE	LINK	QUANTITY	PRICE PER ITEM	SUBTOTAL	DISCOUNT	SHIPPING
DELIVER	12/18/2023	RUGUSA	https://www.rugusa.com	1	\$660.00	\$660.00	\$0.00	\$0.00
DELIVER	12/18/2023	WAYFAIR	https://www.wayfair.com	1	\$273.00	\$273.00	\$0.00	\$0.00
DELIVER	12/18/2023	TARGET	https://www.target.com	2	\$38.00	\$76.00	\$0.00	\$0.00
DELIVER	12/18/2023	WAYFAIR	https://www.wayfair.com	1	\$120.00	\$120.00	\$0.00	\$0.00
DELIVER	12/18/2023	TARGET	https://www.target.com	1	\$189.00	\$189.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$458.00	\$458.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$110.00	\$110.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$28.00	\$28.00	\$0.00	\$0.00
DELIVER	11/30/2023	TARGET	https://www.target.com	1	\$50.00	\$50.00	\$0.00	\$0.00
DELIVER	11/30/2023	WAYFAIR	https://www.wayfair.com	1	\$180.00	\$180.00	\$0.00	\$0.00
DELIVER	11/30/2023	WAYFAIR	https://www.wayfair.com	1	\$165.00	\$165.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	2	\$34.00	\$68.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	3	\$32.00	\$96.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$26.00	\$26.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$26.00	\$26.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$40.00	\$40.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$75.00	\$75.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$24.00	\$24.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$22.00	\$22.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$16.00	\$16.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	1	\$80.00	\$80.00	\$0.00	\$0.00
DELIVER	11/30/2023	AMAZON	https://www.amazon.com	3	\$16.00	\$48.00	\$0.00	\$0.00

Deliverables:

30-Minute Consultation

Matterport-3D Home Rendering

Mood Board

Shopping Sheet

1-Hour Post Installation Support



In-Person Package:

Sit back, relax, and let us take care of everything while you enjoy doing absolutely nothing! We handle all logistics, including orders, murals, coordinating subcontractors, social media marketing, trash removal, and more. Our team will travel to your location to ensure a seamless experience.

All in Cost: \$30-50 per SQFT

Price Breakdown:

Design Fee	\$8-16 Per SQFT This covers an in-house mural, design, travel, and project management.
Material Fee	We suggest \$3,500-4K *per space (bathrooms included to average) <i>* In the 30-minute consultation we'll better understand the exact pricing point.</i>
Subcontractor Fee	~30% Of material fee. We hire out <u>all</u> subcontractors for you!

Design Fee Minimum: \$20k

***We offer bulk rates for multiple properties.**

Process:

Discovery Call	After an initial conversation you will be lead to book a 30 minute discovery call. Before this call you need to complete our Airbnb Property Assessment form. This form helps plan your project by asking about: <ul style="list-style-type: none"> • Security System & Safety • Property Details/ Bed count • Kitchen & Dining Extra Spaces • Backyard & Amenities, • Appliances/tv • Essentials/Consumables • Cleaning • Interior Design & Landscaping Advice- Extra Service • subcontractors
30 min Consultation	After complete walkthrough on our consultation of your project's scope of work you will be sent an estimate for your project.
Contract signed	Once contracted is signed 50% of the design fee will be billed. Once furniture is ready to order, we will require 100% of the furniture budget set to be billed.
Project Begins	<u>Your Social Media Marketing Begins!!!</u> You will get social media marketing from us on Bridgette's page. Bridgette will be doing 2 IG reels with a tag and 2 story posts with a link attached. Any additional will be her rate of \$5,000 per post and \$1,000 per story.
Project Completion!	Your property will be up and running after team leaves the project site. Professional photos will be provided upon request. +more Social Media Marketing!!! We will put your Airbnb listing in Bridgette's Instagram bio for 2 months after project completion.

- We install 1-2 in-house murals up to 150 SQFT. Any additional murals are \$20 SQFT (interior) and \$30 SQFT (exterior).
- We include ALL consumable supplies- (ex: 2 sets of sheets, shampoo/conditioner, beach supplies, olive oil, etc.) as well as mattresses, TV's, etc.
- Our prices do not include amenities like a hot tub, mini golf course etc.



Ask the Experts

Whether you're seeking a diagnosis of your existing listing(s) or embarking on a new journey in the industry with inquiries, we are committed to offering you expert guidance and support through a personalized 1-hour consultation.

\$395 per hour

***This excludes the inclusion of any links and does not provide financial recommendations.**

During the one-hour call, our experts will steer you towards success, providing guidance and addressing your inquiries on a range of topics, which include:

- **Listing Diagnosis & Recommendations**
- **Industry Insights**
- **Design Tips**
- **Airbnb Arbitrage/ Short-Term Rentals**
- **Social Media Content Strategies**
- **Resource Recommendations**
- **Management Strategies**

You'll have the opportunity to receive personalized advice and solutions tailored to your specific needs!



So you're ready to take the next step?

Book a 30-minute Consultation if you are serious about the next steps in proceeding with us.

30-Minute Consultation - \$199

This is a 30-minute Zoom Call with our Lead Designer, Bridgette. This call is designed to go over your project's market & design objectives. Following a suitability evaluation, you'll receive a customized proposal if we're the right fit.

What you will Discuss on this Call

- In-depth discussion regarding your project's vision, budget constraints, and desired theme.
- Discussion and understanding of room layouts.
- Initiation of style direction/theme development for your property.

***Please note you will not be given links or design boards in this consultation. This is a non-refundable call.**



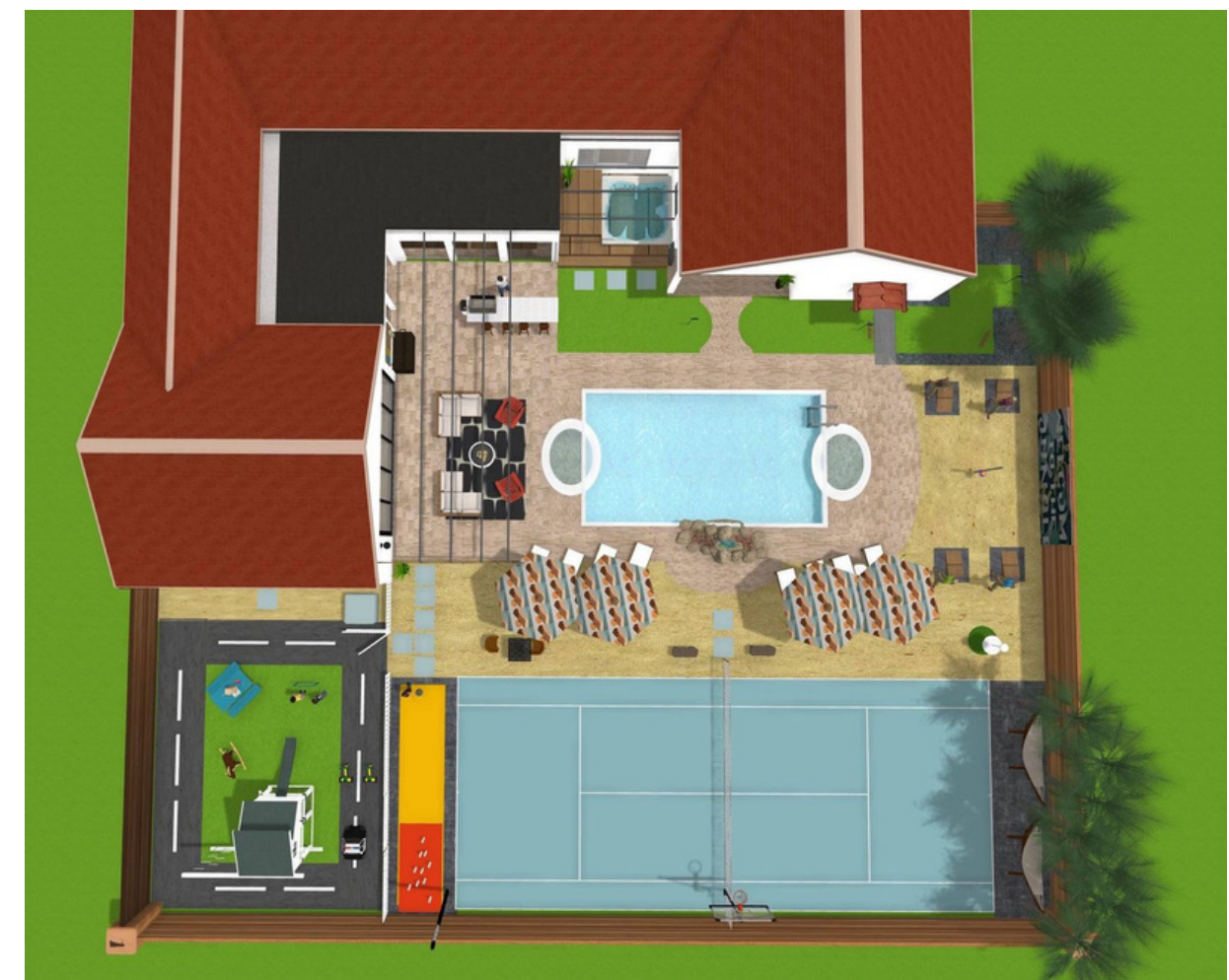
Need Landscape Renderings?

Blue, our project manager, offers landscape renderings for individuals to present to their desired landscaper. If interested, please request this service during your discovery call or 30-minute consultation.

Details:

- The process can take 5-8 hours depending on how detailed you would like it.
- Deliverables: You can expect 20 detailed photos, which will be in Birds Eye view and ground level from multiple angles. Photos will be on a google slide to easily present.
- Turnaround time is 48hrs after all material is submitted.

Renderings- \$75/hour

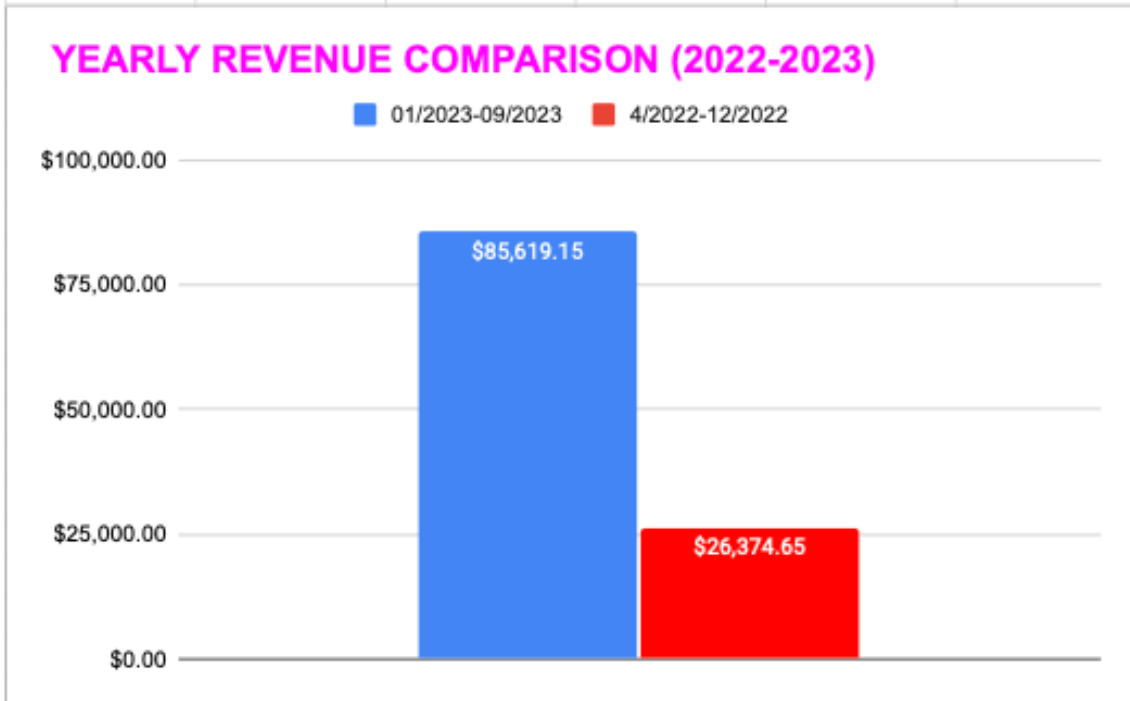
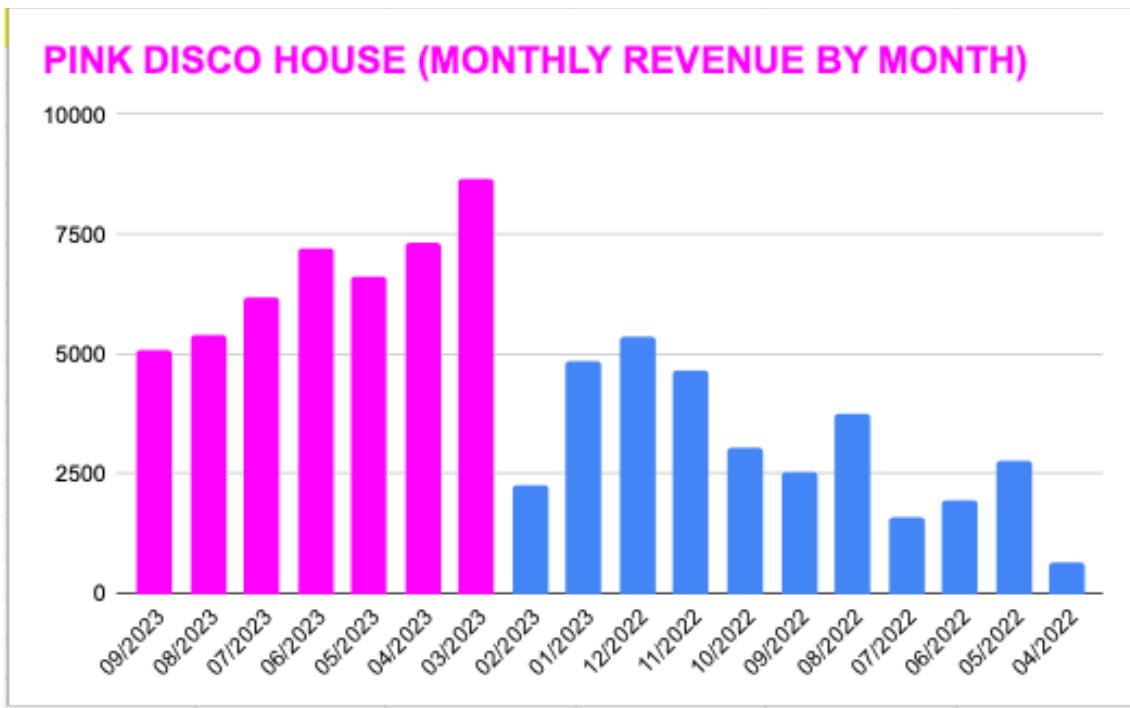


***This property was approx. 16 hours. If your space is smaller than this it is typically faster!**

Case Study:

Pink Disco House- Joshua Tree, CA

■ Revenue after property was designed by us
■ Revenue before property was designed by us



Raw Daily Data		Raw Daily Data		Raw Daily Data		Raw Daily Data		Raw Monthly Data		2023 REV	2022 REV
Date	Amount	Date	Amount	Date	Amount	Date	Amount	IONTHLY	REV	01/2023-09/2023	4/2022-12/2022
10/09/2023	435.53	07/27/2023	381.21	05/23/2023	291.97	02/23/2023	392.85	09/2023	8074.2	\$85,619.15	\$26,374.65
10/09/2023	401.58	07/25/2023	486.94	05/22/2023	861.36	02/21/2023	300.7	08/2023	10236.59		
10/09/2023	150	07/24/2023	60.89	05/17/2023	325.92	02/20/2023	640.2	07/2023	15941.45		
10/04/2023	434.56	07/24/2023	293.91	05/15/2023	415.16	02/16/2023	300.7	06/2023	16473.79		
10/02/2023	370.54	07/24/2023	334.65	05/15/2023	276.45	01/23/2023	517.98	05/2023	13470.39		
10/02/2023	378.3	07/19/2023	489.85	05/15/2023	348.23	01/23/2023	227.95	04/2023	7585.4		
09/28/2023	95	07/18/2023	249.29	05/11/2023	517.98	01/18/2023	332.71	03/2023	7342.21		
09/28/2023	422.92	07/17/2023	321.07	05/08/2023	666.39	01/16/2023	544.17	02/2023	1634.45		
09/26/2023	313.31	07/17/2023	295.85	05/08/2023	50	01/16/2023	476.27	01/2023	4860.67		
09/25/2023	549.99	07/14/2023	363.75	05/01/2023	126.1	01/09/2023	298.76	12/2022	5367.98		
09/21/2023	412.25	07/13/2023	226.98	05/01/2023	713.92	01/09/2023	407.4	11/2022	4671.52		
09/18/2023	660.57	07/13/2023	226.98	05/01/2023	360.84	01/05/2023	372.48	10/2022	3049.68		
09/14/2023	102.82	07/11/2023	214.37	04/27/2023	402.55	01/04/2023	293.91	09/2022	2538.49		
09/14/2023	375.39	07/10/2023	321.07	04/24/2023	1263.91	01/02/2023	1389.04	08/2022	3757.16		
09/14/2023	375.39	07/05/2023	481.12	04/18/2023	561.63	04/25/2022	663.48	07/2022	1600.5		
09/11/2023	468.51	07/03/2023	840.99	04/17/2023	861.36			06/2022	1936.12		
09/11/2023	516.04	06/30/2023	840.99	04/17/2023	95			05/2022	2789.72		
09/05/2023	409.34	06/28/2023	338.53	04/17/2023	308.46			04/2022	663.48		
09/04/2023	386.06	06/27/2023	352.11	04/12/2023	308.46						
09/04/2023	366.66	06/26/2023	352.11	04/12/2023	648.93						
08/30/2023	406.43	06/26/2023	226.01	04/10/2023	600.43						
08/28/2023	518.95	06/26/2023	95	04/10/2023	569.39						
08/24/2023	250	06/26/2023	725.56	04/07/2023	397.7						
08/21/2023	389.94	06/22/2023	463.66	04/04/2023	515.07						
08/21/2023	231.83	06/19/2023	983.58	04/03/2023	701.31						
08/18/2023	67.9	06/19/2023	309.43	03/30/2023	707.13						
08/18/2023	231.83	06/19/2023	309.43	03/28/2023	458.81						
08/14/2023	428.74	06/16/2023	226.98	03/27/2023	671.24						
08/14/2023	29.35	06/14/2023	50	03/27/2023	11.7						
08/14/2023	546.11	06/14/2023	294.88	03/24/2023	421.95						
08/10/2023	369.57	06/13/2023	276.45	03/23/2023	295.85						
08/09/2023	222.13	06/12/2023	325.92	03/21/2023	514.1						
08/08/2023	225.04	06/12/2023	420.01	03/20/2023	646.99						
08/07/2023	602.37	06/08/2023	481.12	03/16/2023	514.1						
08/07/2023	248.32	06/06/2023	222.13	03/15/2023	299.73						
08/04/2023	248.32	06/06/2023	222.13	03/14/2023	257.05						
08/01/2023	650.87	06/05/2023	577.15	03/13/2023	626.62						
07/31/2023	30	06/05/2023	203.7	03/09/2023	648.93						
07/31/2023	539.32	06/01/2023	184.3	03/07/2023	50						
07/31/2023	239.59	05/30/2023	481.12	03/06/2023	325.92						
		05/29/2023	719.74	03/06/2023	76.25						
		05/29/2023	242.5	03/06/2023	139.75						
		05/25/2023	203.7	03/06/2023	331.74						
				03/06/2023	344.35						