RENTAL DESIGN · IN PERSON IN SAN DIEGO

Returns by Design

Rentals designed to earn more, by an investor who's done it. One all-in price covers design, furniture and decor.

LOCAL PACKAGES

Package	1–2 bedrooms	3 bedrooms	4 bedrooms	5+ or large homes
Booking Checkup Listing, photo and pricing review with a written action plan. Done by video. Credited toward any package.		$300		
Design Plan In-person walkthrough, design boards, floor plan, shopping links and a setup guide. You buy and set up.	$1,500	$2,000	$2,500	Call for price
Refresh A new look using some of your furniture: design plan, new decor, lighting and linens, styled for photos.	$4,000	$6,000	$7,500	Call for price
Refresh, Luxury Everything in Refresh, with high-end decor, linens and statement pieces.	$10,000	$14,500	$19,000	Call for price
Full Setup Empty home to guest-ready, with amenities guests book for: furniture, decor, beds and linens, stocked kitchen and bath, delivery, assembly and styling.	$16,000	$23,000	$30,000	Call for price
Full Setup, Luxury Everything in Full Setup, with designer furniture, high-end finishes and premium bedding.	$35,000	$50,000	$65,000	Call for price

Refresh and Full Setup prices include design, furniture and decor. Living room, kitchen, dining, bathrooms and entry are always included. Beds, mattresses and sofas are always new.

Full Setup extras: $750 per extra indoor space (game room, office, bonus room); outdoor spaces from $1,000.

HOW IT WORKS

1. Free 15-minute call to talk through your goals.
2. In-person walkthrough, then a written quote with one all-in price.
3. Payment: 75% to start, which covers furniture and decor, and 25% at completion.

WHY WORK WITH ME

I own and run rentals in Texas and Ohio, and spent 6+ years in sales and marketing at Amazon and AWS. I design for bookings and revenue, and spend your money like it's mine.

Get booked, not just set up

Add any of these to a package, or book them on their own.

Service	Price
Listing setup Listing write-up, pricing, house rules and guest guidebook on Airbnb, Vrbo, Booking.com, Furnished Finder or Zillow.	**$300 per listing**
Website design and build Your own rental website with a booking calendar, up to 5 pages and a Google connection, so guests can book without platform fees.	**$2,000**
Website upkeep (optional) Photo and price updates, small edits and a monthly booking calendar check.	**$100 a month**
Ordering and shipping Add to a Design Plan: I buy everything on your plan and ship it to your door. You just put it together.	**15% of item total** $500 minimum; shipping at cost
Professional photos I book and manage a local real estate photographer.	**$400 / $500 / $600** 1–2 / 3 / 4+ bedrooms
Social media setup Instagram and Facebook pages for your rental: bio, profile photo and first 9 posts.	**$400**
Clean-out I hire and manage a junk removal crew to clear the home before setup.	**From $400** quoted after walkthrough

Website domain, hosting and booking software are paid by you directly, so you always own your site.

Rental outside San Diego? Ask about remote packages, designed by video and set up anywhere in the U.S.