
OCCUPANCY & STAY REPORT

18100 North Bay Road Unit 1009

Booked nights · Occupancy · Length of stay

Marina Bay Club · Sunny Isles Beach, Florida 33180
Calendar years 2023–2026 YTD

This report was created by Sidney Besse compiling data from different rental platforms
and one executed private short-term lease. Guest names are withheld.

Prepared 23 September 2026
Companion to the Rental Performance Dossier

1. Source of these nights

Nights and stay counts come from the host completed-reservations list on desktop, de-duplicated by confirmation code. A stay that crosses 31 December is split so each night is counted in the calendar year it was occupied. Guest names are withheld. Dollar totals still come from the official Airbnb earnings statements plus the 2026 private lease of \$7,275 for 42 nights (28 June–9 August 2026), which does not appear on Airbnb.

Owner hold. The owners occupy the residence a minimum of four weeks every year (typically two weeks in May and two weeks in October, moved when a guest booking is already on the calendar). Those 28 nights are treated as unavailable inventory. For 2026 year-to-date through 22 September only the May window (14 nights) has elapsed.

ADR is official host payout divided by actual Airbnb nights in that year. Blended ADR adds the private-lease rent. ALOS is the average full length of stays that checked in during the year.

2. Annual occupancy summary

2023 NIGHTS	2024 NIGHTS	2025 NIGHTS	2026 YTD NIGHTS	TYPICAL ALOS
147	104	128	157	11 nights
44% of available	31% of available	38% of available	63% of available	Arrivals 2023–2025

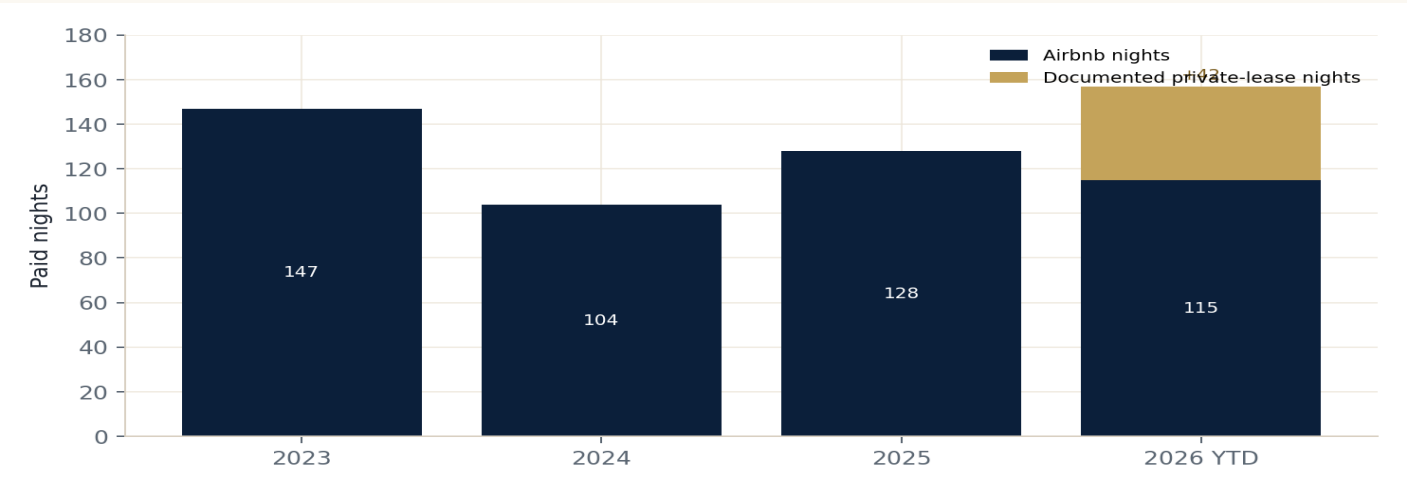


Figure 1. Paid nights by year. Gold is the documented 42-night private lease.

Year	Airbnb nights	Private nights	Total nights	Available*	Occ.	ALOS	Host ADR
2023	147	0	147	337	44%	11.7 nts	\$194
2024	104	0	104	338	31%	11.6 nts	\$205
2025	128	0	128	337	38%	10.7 nts	\$214
2026 YTD	115	42	157	251	63%	13.0 nts	\$214
TOTAL	494	42	536	—	—	11.8 nts	—

* Available nights = calendar nights minus the owners’ 4-week hold (28 nights in a full year; 14 nights through 22 September 2026). Occupancy is paid nights ÷ available nights. Host ADR = official Airbnb payout ÷ Airbnb nights. 2026 blended ADR including the private lease is \$203.

3. Monthly booked nights

Dark months (zeros) are real. Late summer and early fall are repeatedly unbooked on Airbnb, which is consistent with owner use plus a softer seasonal window. June–August 2026 combine some Airbnb activity early in the summer with the 42-night private lease from 28 June.

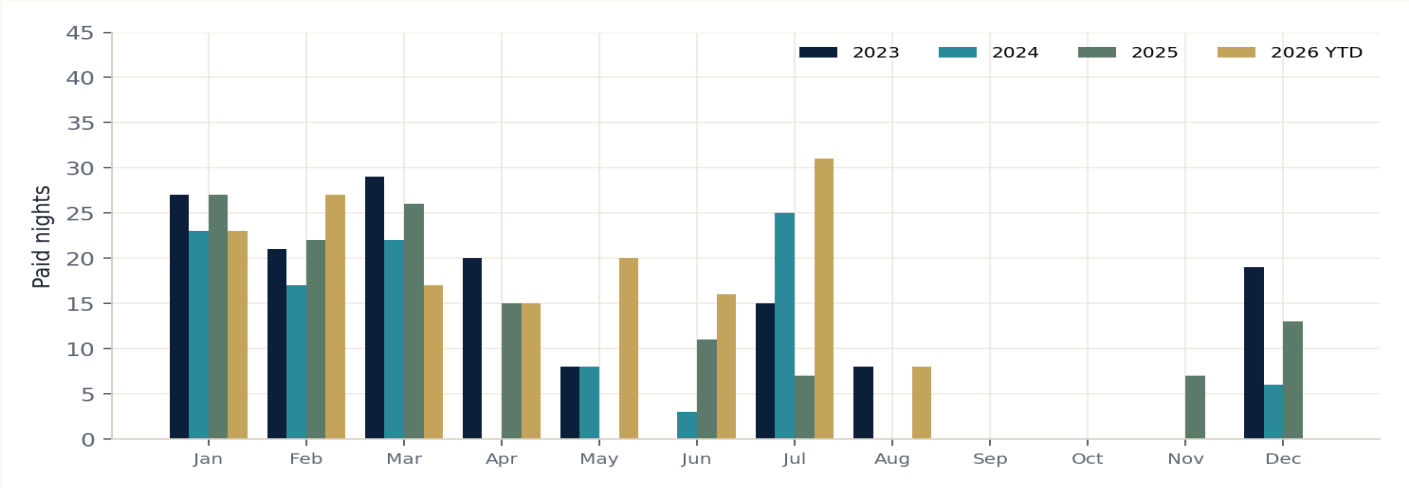


Figure 2. Actual paid nights by month (Airbnb reservations + 2026 private lease).

2023

Month	Airbnb nights	Private nights	Total nights
Jan	27	—	27
Feb	21	—	21
Mar	29	—	29
Apr	20	—	20
May	8	—	8
Jun	0	—	0
Jul	15	—	15
Aug	8	—	8
Sep	0	—	0
Oct	0	—	0
Nov	0	—	0
Dec	19	—	19
TOTAL	147	—	147

Winter 2023 carried the year, including one 33-night stay from late February into March.

2024

Month	Airbnb nights	Private nights	Total nights
Jan	23	—	23
Feb	17	—	17
Mar	22	—	22
Apr	0	—	0
May	8	—	8
Jun	3	—	3
Jul	25	—	25
Aug	0	—	0
Sep	0	—	0
Oct	0	—	0
Nov	0	—	0
Dec	6	—	6
TOTAL	104	—	104

2025

Month	Airbnb nights	Private nights	Total nights
Jan	27	—	27
Feb	22	—	22
Mar	26	—	26
Apr	15	—	15
May	0	—	0
Jun	11	—	11
Jul	7	—	7
Aug	0	—	0
Sep	0	—	0
Oct	0	—	0
Nov	7	—	7
Dec	13	—	13
TOTAL	128	—	128

2026 year-to-date (through 22 September)

Month	Airbnb nights	Private nights	Total nights
Jan	23	—	23
Feb	27	—	27
Mar	17	—	17
Apr	15	—	15
May	20	—	20
Jun	13	3	16
Jul	0	31	31
Aug	0	8	8
Sep	0	—	0
YTD TOTAL	115	42	157

Private-lease nights sit on top of Airbnb: 3 in June, 31 in July, 8 in August = 42. Airbnb stays in 2026 ended 25 June, two days before the private lease began.

4. Length of stay

Year	Stays touching year	Arrivals ALOS	Shortest	Longest
2023	13	11.7 nights	7 nights	33 nights
2024	10	11.6 nights	7 nights	28 nights
2025	13	10.7 nights	7 nights	21 nights
2026 YTD	13	13.0 nights	6 nights	42 nights

Typical arrival ALOS across 2023–2025 is about 11 nights. 2026 rises to 13 nights because of the 42-night private lease; Airbnb-only ALOS in 2026 is about 10 nights. Guest names are withheld.

5. Method & disclaimer

- Author. Created by Sidney Besse from Airbnb completed-reservation records and one private lease. Guest names withheld.
- Nights are actual occupied nights from check-in to check-out. Cross-year stays are split by calendar night. Rows that appeared on two year screenshots were counted once.
- Private nights are the executed 2026 lease: 9:00 a.m. 28 June through 11:00 a.m. 9 August = 42 nights.
- Owner use of at least four weeks a year (typically two in May and two in October, shifted around confirmed bookings) is unavailable inventory.
- ADR is official Airbnb host payout divided by actual Airbnb nights. It is after the platform fee.
- Not a forecast. Confirm building and city STR rules in diligence.

Prepared by Sidney Besse 23 September 2026	Property 18100 N Bay Road #1009 Sunny Isles Beach, Florida 33180
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