

NEW AIRBNB HOST

# Ultimate Furnishing Budget Guide



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VACATION RENTAL

# Furniture and Decor Budget Guide



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## A Little Bit *ABOUT ME...*

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Laura Bonucchi is a short term vacation rental design expert, specializing in hospitality environments. With over 20 years of Interior Design experience, Laura founded in design, studio in 2015.

She is an expert in guiding real estate investors to maximize the return on investment through excellent Interior Design.

Laura leads a team of skilled trades and craftsman to create truly unique hospitality environments, that attract your ideal guests again and again, bolstering your bottom line. She will be your secret weapon in building your Airbnb Empire!

# 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?



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 high quality, reputable suppliers and take advantage of bulk purchasing discounts, so you can get beautiful, 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.

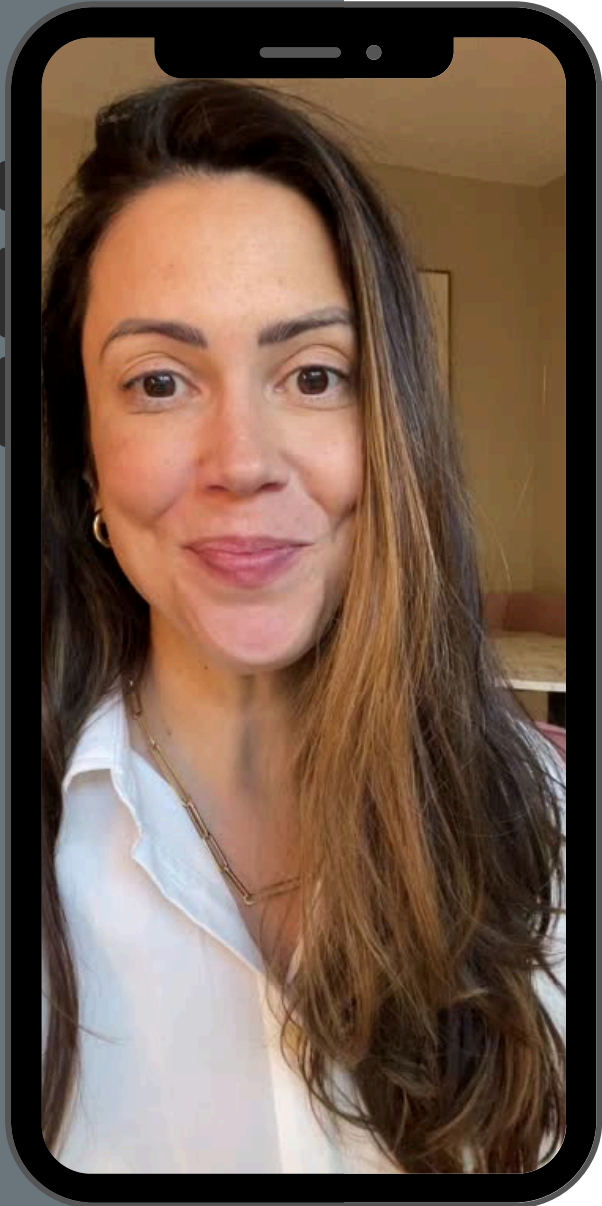
**So if you're looking to boost your Airbnb returns, consider trusting an expert and upgrading your furnishings today! Your guests (and your wallet) will thank you for it.**

[Click to Book Your Free Discovery Call](#)

# watch our video

How to  
calculate  
your  
costs  
and use  
this  
guide...

A quick how-to video  
on the budget guide  
below.



# 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.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Target - Least Expensive and Needs Assembly	For Mid-Tier STR's - Local Furniture Store/WayFair	Mid-Luxury Mix Trade Sources & Retail - Pottery Barn/CB2
Large Floor Rug 8x10	\$300.00	\$400.00	\$1,000.00
Large Floor Rug 9x12	\$400.00	\$450.00	\$1,100.00
Sofa	\$700.00	\$1,000.00	\$2,500.00
Sleeper Sofa	\$1,000.00	\$1,200.00	\$3,500.00
Sectional	\$2,000.00	\$1,500.00	\$5,000.00
Side Chair	\$200.00	\$600.00	\$1,000.00
Coffee Table	\$300.00	\$500.00	\$1,000.00
Side Table	\$150.00	\$300.00	\$600.00
Media Console	\$300.00	\$700.00	\$1,000.00
Tall Shelves/Bookcase	\$200.00	\$1,500.00	\$1,500.00
Console	\$150.00	\$500.00	\$800.00
Ottomans & Poufs	\$100.00	\$250.00	\$500.00
Floor Lamp/Bulb	\$100.00	\$300.00	\$400.00
Table Lamp/Bulb	\$60.00	\$200.00	\$300.00
Accent Pillows 20x20	\$35.00	\$80.00	\$120.00
Side Chair Pillows 22x22	\$50.00	\$100.00	\$150.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$100.00	\$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.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Target - Least Expensive and Needs Assembly	For Mid-Tier STR's - Local Furniture Store/WayFair	Mid-Luxury Mix Trade Sources & Retail - Pottery Barn/CB2
Large Floor Rug 8x10	\$300.00	\$400.00	\$1,000.00
Large Floor Rug 9x12	\$400.00	\$450.00	\$1,100.00
Dining Table for 6	\$500.00	\$700.00	\$1,500.00
Dining Chair	\$125.00	\$170.00	\$500.00
Bar Stools	\$70.00	\$350.00	\$700.00
Sideboard/Bufferet	\$300.00	\$800.00	\$1,700.00
Table Lamp/Bulb	\$60.00	\$200.00	\$300.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$100.00	\$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.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Target - Least Expensive and Needs Assembly	For Mid-Tier STR's - Local Furniture Store/WayFair	Mid-Luxury Mix Trade Sources & Retail - Pottery Barn/CB2
Large Floor Rug 8x10	\$300.00	\$400.00	\$1,000.00
Large Floor Rug 9x12	\$400.00	\$450.00	\$1,100.00
Bed Frame - King	\$250.00	\$600.00	\$2,000.00
Bed Frame - Queen	\$150.00	\$400.00	\$1,700.00
Bed Frame - Twin	\$130.00	\$300.00	\$1,500.00
Bunks -Twin over Queen-Wood	\$700.00	\$1,200.00	\$2,600.00
Bunks- Metal Frame	\$250.00	\$1,000.00	\$1,800.00
K-Mattress	\$500.00	\$700.00	
Q-Mattress	\$370.00	\$550.00	
Dresser	\$400.00	\$1,000.00	\$1,800.00
Bench at foot of bed	\$120.00	\$250.00	\$700.00
Simple Desk	\$150.00	\$500.00	\$1,100.00
Nightstands	\$100.00	\$350.00	\$700.00
Table Lamp/Bulb	\$60.00	\$200.00	\$300.00
Sheet Set	\$40.00	\$100.00	\$250.00
Comforter/Quilt	\$80.00	\$200.00	\$350.00
Bed Pillows Set of 2	\$35.00		
Side Chair	\$200.00	\$600.00	\$1,000.00
Accent Pillows 20x20	\$35.00	\$80.00	\$120.00
Euro Pillows 22x22	\$50.00	\$100.00	\$150.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$100.00	\$250.00	\$500.00

**TOTALS:**



# 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.

ITEM	DECENT	GOOD	BETTER
	IKEA/Amazon/Target - Least Expensive and Needs Assembly	For Mid-Tier STR's - Local Furniture Store/WayFair	Mid-Luxury Mix Trade Sources & Retail - Pottery Barn/CB2
Area Rug 5x7	\$200.00	\$350.00	\$800.00
Area Rug 8x10	\$300.00	\$400.00	\$1,000.00
Console Entry Table	\$150.00	\$500.00	\$800.00
Side Chair	\$200.00	\$600.00	\$1,000.00
Accent Pillows 20x20	\$35.00	\$80.00	\$120.00
Table Lamp/Bulb	\$60.00	\$200.00	\$300.00
Accessory Arrangement	\$75.00	\$150.00	\$400.00
Art/Mirror	\$100.00	\$250.00	\$500.00

**TOTALS:**

# Struggling with Vacation Rental Design Overwhelm?

**We get it and that's why we specialize in the vacation rental design industry and understanding what your guest wants.**

It's tough pulling it all together and remembering every, single detail that goes into creating a perfect vacation experience and happy, repeat guest who will give your property that critical rave review.

**Location, price, and reviews are all important, but what really seals the deal? Beautiful photographs of well-designed rooms.**

Creating beautiful, well-designed spaces that stand-out in your marketing is the beginning. Making the rental design profitable and easy-to-manage is about finding quality, efficient product at the best price... yesterday.

**Speedy, smart design, so your rental is making money now!**

## 7 Stage Success Path for Optimal Vacation Rental Design



# Let's Get Started!

Are you interested in learning more? Ready to get started with us? Schedule your free Discovery Call with us today! Click on the link below to pick a time that works for you, and we will be ready to answer your questions and explain how we can help you.

## Got Questions?

[CLICK TO SCHEDULE A  
FREE DISCOVERY CALL](#)

Thank you for taking the time to learn more about maximizing your Airbnb's potential through excellent interior design! We look forward to connecting with you further. In the meantime, check us out on social media with the links below!

*Laura Bonucchi*

