

BINK BUNGALOW INTERIORS



INVESTMENT GUIDE

PINK BUNGALOW

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KELLY CUFFEL



STEPHANIE ACEVEDO

“I’m in awe of their ability to transform a space aesthetically!” -Dona S.



“Kelly’s apartment is beautifully decorated, sunny, airy, and a happy place to stay! I also worked remotely from her apartment and it was set up nicely for that!!”

- Lisa July 2023

“Kelly is nice & accommodating and helped me feel at home. Great style, The place was staged well, comfortable and as described. Would recommend being hosted by Kelly to anyone!...”

- Bret February 2024



“A peaceful oasis really centrally located close to Downtown Tampa but away from any bustle. The grounds are really well designed and the interior is stylish and immaculate...”

- Christine from Wesley Chapel, FL

“This home offered my family and I a wonderful family vacation, It’s beautifully decorated and spotless when we arrived...”

- Monica from Denver, CO





INSPIRATION HOUR

Ideal for clients who want simple, affordable advice to plan or refresh a space without a full redesign.

- Customized design concept
- 60-minute virtual consultation
- Review of photos/videos of the property
- Written summary with 3-5 actionable design recommendations
- Suggested color palette and décor ideas
- Includes both furnished and unfurnished properties
- One 15 min support phone call after deliverables have been received

\$550

6

INCLUDED ITEMS

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You'll receive our measuring and photography guide and a questionnaire to ensure that we make the most of your appointment!

6nP6



Discuss & clarify goals

Clarify target market

Space walk-through & feedback

Receive tips for high-impact changes

Get real-time feedback

Q&A: Ask all your design and style related questions (how to make the most of a small budget, where to source items, etc)

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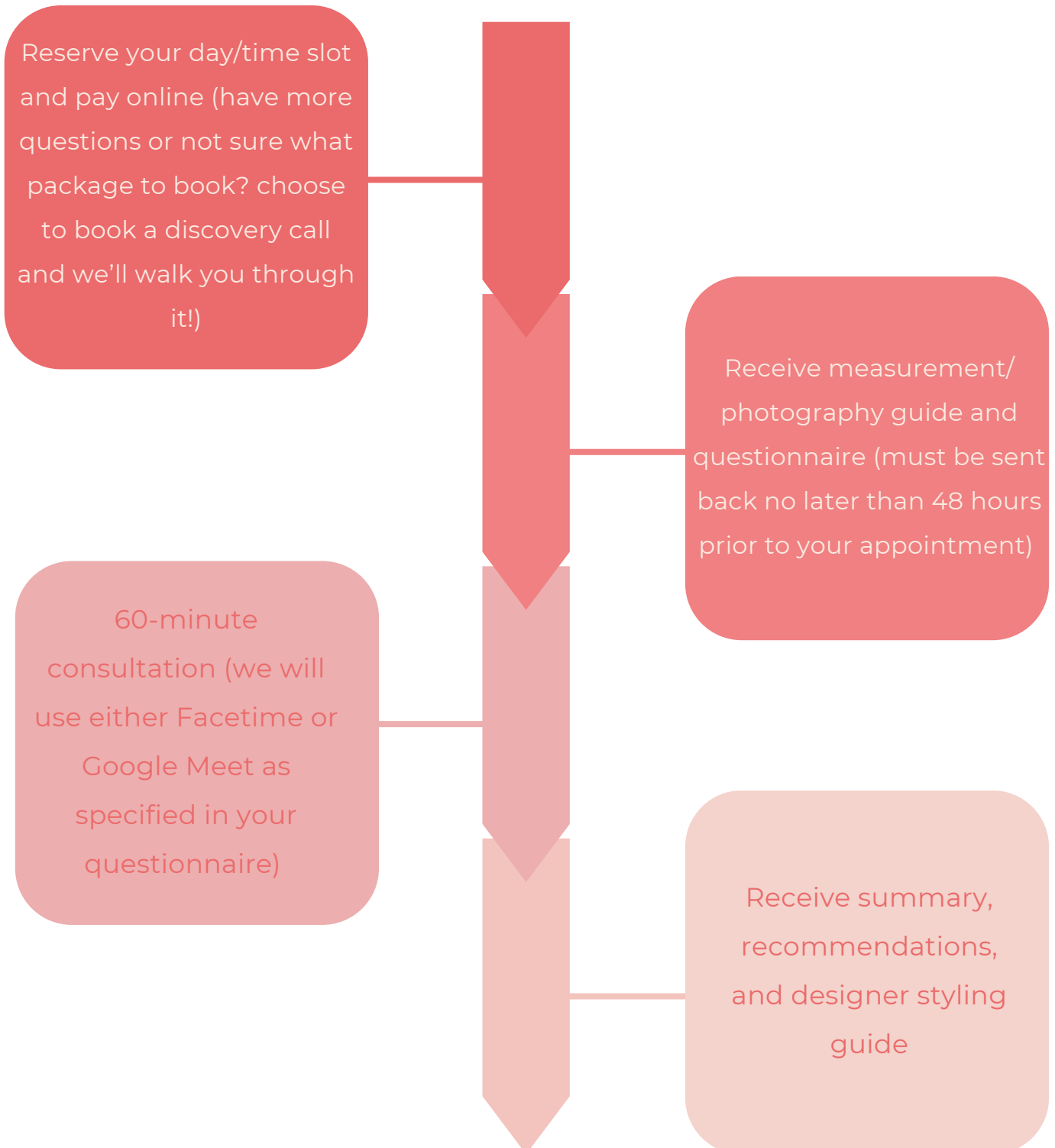
Expect a written summary breakdown within a few days! This will include:

- A recap of key goals discussed during our meeting
- 3-5 personalized design recommendations for things such as:
 - Room layout (furniture placement, focal points, etc)
 - Color and style
 - Quick decor updates
- Suggested shopping list
 - 3-5 items that will provide maximum impact with links for purchasing (*for furnished properties only*)
- Resources
 - Designer style tips and tricks guide
- One 15 min support phone call after deliverables have been received

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THE PROCESS

With this value-packed consultation you will walk away with concrete, actionable steps that can be implemented immediately to improve your space! If you're ready to book this time-efficient, flexible option discover how it works and next steps below.





SINGLE SPACE SPOTLIGHT

Ideal for property owners who want to update a single space like the living room or bedroom to maximize impact.

- Mood board and color scheme for 1 room
- Furniture and décor recommendations
- Shopping list with links for easy ordering
- Recommended floor plan layout
- Up to one round of revisions
- Available for unfurnished properties for an additional \$350
- Up to two 15 min support phone call after deliverables have been received

\$995

3

INCLUDED ITEMS

3 3



You'll receive our measuring and photography guide and a questionnaire to complete for the room that we are making over.

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- Discuss goals and your vision for the room!
- Walk through and design assessment
- Q & A



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- 5-10 pieces of furniture and decor that fit the room's style and function



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INCLUDED ITEMS

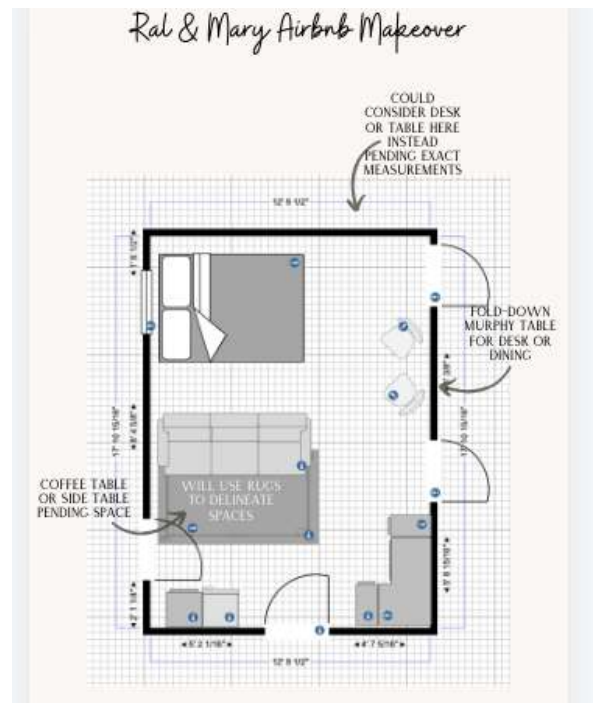
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- Categorized list with direct links to recommended items



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THE PROCESS

This package is your answer to tricky design situations! Get the COMPLETE blueprint for professional help wherever you need it most. Quantity can be increased to two rooms if desired. If you'd like 3 or more rooms designed please call us for custom pricing (Package 3).

Reserve your day/time slot and pay online (have more questions or not sure what package to book? choose to book a discovery call and we'll walk you through it!)

30-45 minute consultation (we will use either Facetime or Google Meet as specified in your questionnaire)

Receive measurement/ photography guide and questionnaire (must be sent back no later than 48 hours prior to your consultation appointment)

Receive deliverables within 1-2 weeks





THE SIGNATURE STAY

Ideal for clients who want a comprehensive design or redesign that transforms their entire vacation rental property.

- DIY Full design plan for multiple rooms or whole home
- 2D floor plans included and 3D renderings available
- Custom shopping list with furnishings, décor, and accessories
- Styling guide with instructions on furniture placement and décor setup
- Up to two rounds of revisions
- *Designer install and styling ALSO available*

\$2500+

INCLUDED ITEMS

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You'll receive our measuring and photography guide and a questionnaire to complete for the room that we are making over.

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- Discuss goals and your vision for the property!
- Walk through and design assessment
- Q & A



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- Customized plan for a cohesive and well-designed home



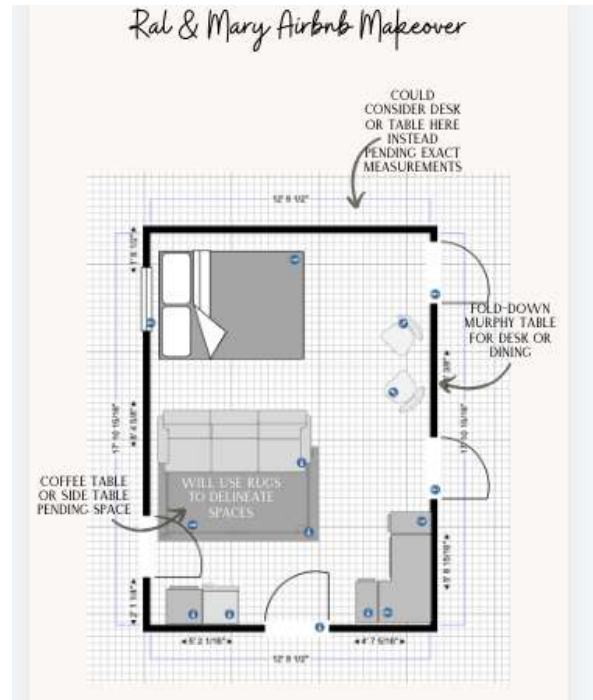
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INCLUDED ITEMS

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- Categorized list with direct links to recommended items

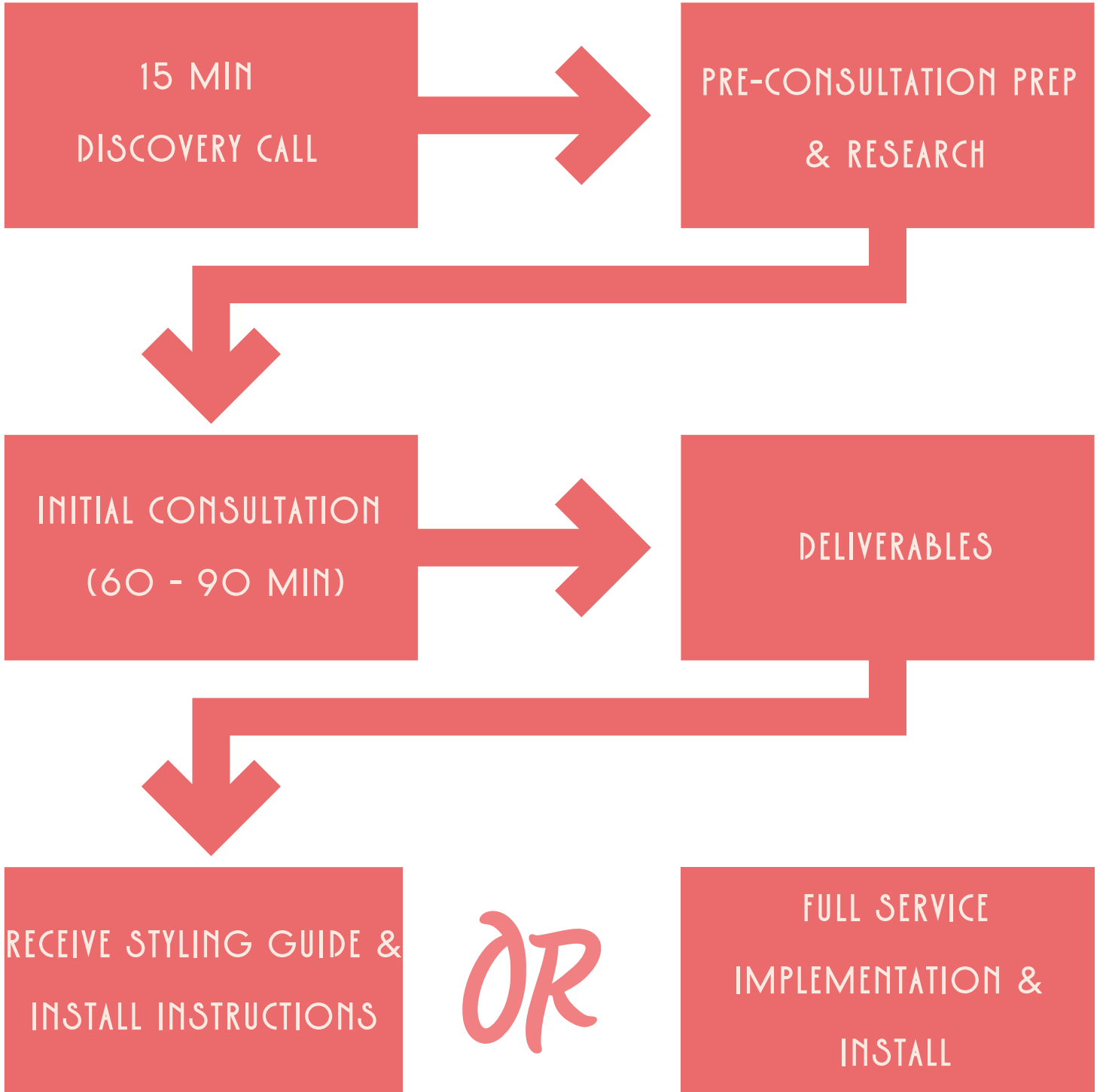


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THE PROCESS



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OPTIONAL UPGRADE

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ONSITE SOURCING & STYLING

- Local sourcing of key furniture or décor items (where necessary)
- Styling the space for optimal aesthetic appeal and functionality
- Ensuring all furniture, décor, and accessories are properly set up for guest use

BRANDING & PROPERTY IDENTITY

- We'll work together to create a cohesive brand for the property (name, theme, and unique selling points) with custom touches to create a memorable guest experience

PROFESSIONAL STAGING FOR PHOTOS

- Style the property for professional listing photos, ensuring the space looks its best for platforms like Airbnb, VRBO, or your website
- Collaborate with a local photographer (or provide a referral) to get high-quality images that highlight the upgraded space

FINAL WALK THROUGH & RECOMMENDATIONS

- After styling, we'll conduct a final walk-through to ensure all design goals are met
- Receive final tips for maintaining the space and ensuring it stays guest-ready

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OPTIONAL UPGRADE

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Time. Time is money. By letting us do the heavy lifting you'll walk away with a property that is branded, beautified, and ready to start earning!

DIY VS FULL SERVICE HOURS

Ordering/sourcing items = 6 + hours

Tracking deliveries = 4 + hours

Unpacking boxes & disposing of trash = 5 + hours

Installing and positioning furniture = 4 + hours

Sourcing accessories at retail stores = 4 + hours

Brand & Property Identity = 2 + hours

Directing photography session with styling = 3 + hours

SAVE A MINIMUM OF 28 HOURS BY UPGRADING TO A FULL SERVICE PACKAGE!

these are estimated hours & depend on the size of the house & items needed

"ACCORDING TO AIRDNA'S MARKET ANALYSIS, RENTAL PROPERTIES WITH UNIQUE INTERIOR DESIGN FEATURES CONSISTENTLY HAVE HIGHER OCCUPANCY RATES & GENERATE MORE REVENUE THAN THEIR BASIC COUNTERPARTS."



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PRICING INFORMATION

THE SIGNATURE STAY DESIGN FEES

1-Bedroom Properties:

- **Base Package: \$2,500 - \$3,500**
- Including Full-Service Upgrade: \$4,500+

2-3 Bedroom Properties:

- **Base Package: \$3,500 - \$5,000**
- Including Full-Service Upgrade: \$6,500+

4+ Bedroom Properties:

- **Base Package: \$5,000+**
- Including Full-Service Upgrade: \$10,000+

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ADDITIONAL UPGRADES**3D RENDERING****+ \$300 - \$500**

2D floorplan and moodboards are deliverable items included
Packages 2 and 3

- If you are looking for a 3D rendering that has the exact measurements and similar furniture items to confirm before sourcing, a 3D (360 degree) view of each room can be added

SUB-CONTRACTOR / PROJECT MANAGEMENT**+ \$\$\$**

Any labor oriented task that needs to be outsourced can be project managed by the Pink Bungalow team at an additional one-time cost or hourly rate. This can include furniture assembly, wallpaper installation, painting, etc.

- Please note that this cost is already included the Full-Service Upgrade

PAYMENT OPTIONS ARE AVAILABLE FOR PACKAGE THREE

OUR STANDARD POLICY IS COLLECTING 50% PRIOR TO PROJECT
INITIATION & THE REMAINING 50% AT COMPLETION

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This historic apartment located in the popular Crescent Lake area of St. Pete underwent several modifications in order to command significantly higher rent.



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WHAT CHANGED?



Cohesive color scheme/theme



Every space was given a distinct purpose



Updated furniture, window treatments, and decor



RESULTS

38% increase in monthly rent with consistent bookings and great reviews.

WHAT IS THE PROCESS FOR THE VIRTUAL CONSULTATION (PACKAGE ONE)?

The virtual consultation involves a 60-minute video call where we discuss your goals, review your space, and assess any existing furniture or décor. After our call, we will provide a detailed summary, including recommendations.

HOW DOES THE SINGLE SPACE SPOTLIGHT PACKAGE WORK?

In Package Two, we focus on one room, providing a mood board, color scheme, furniture recommendations, and a shopping list to help you easily order the items needed for the refresh.

WHAT IS INCLUDED IN PACKAGE THREE?

This package includes a full design plan for multiple rooms, a detailed shopping list, and styling tips. The optional onsite upgrade includes sourcing, styling, and branding assistance to ensure your property is guest ready.

DO YOU TRAVEL?

Yes! While all of our packages are virtual, if you elect to upgrade Package Three to include install and styling our travel fees will be included in the package price.

HOW LONG DOES IT TAKE TO RECEIVE MY DESIGN PACKAGE AFTER THE CONSULTATION?

You can expect to receive your design package within 1-2 weeks for Package Two and 2-4 weeks for Package Three, depending on the complexity of the project.

CAN I MAKE CHANGES TO MY DESIGN PACKAGE AFTER IT'S DELIVERED?

One revision is included with Package 2 and two revisions are included with Package 3. All packages include support after delivery to ensure successful implementation.

WHAT IF I NEED HELP SOURCING ITEMS LOCALLY?

For the Full-Service package, we offer an onsite upgrade where we can source items for you. For other packages, we can provide recommendations and shopping links to help you find what you need.



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