

# 598 Ocean Blvd W

Holden Beach, NC

Property Investment Overview | Private Rental Program

## Property Improvements

### Exterior

- New Roof (2023)
- Upgraded Siding — Rear of House (2023) & Right Side (2026): Hardie Board
- Whole House Exterior Paint (2023)
- Both Rear Decks: New Deck Boards & New Railings

### Windows

- 26 New Windows Installed
- 5 Additional Windows Purchased — Pending Installation

## Rental History & Income

### 2024 Rental Income

Dates	Platform	Amount	
1/12 - 1/13	Booking	\$325.00	
5/24 - 5/27	Airbnb	\$1,382.25	
5/28 - 6/4	VRBO	\$2,513.46	
6/5 - 6/10	Airbnb	\$2,425.00	
6/10 - 6/13	Airbnb	\$1,600.50	
6/13 - 6/17	Booking	\$1,946.50	
6/17 - 6/22	Airbnb	\$2,425.00	
6/23 - 6/28	Booking	\$2,862.50	
6/28 - 7/5	Airbnb	\$3,350.00	
7/5 - 7/13	Airbnb	\$3,975.00	
7/13 - 7/20	Airbnb	\$2,816.64	
7/20 - 7/27	Airbnb	\$3,249.50	
7/27 - 8/3	Booking	\$3,052.50	
8/3 - 8/10	Airbnb	\$1,549.00	
8/10 - 8/17	Airbnb	\$2,910.00	

**2024 Total Rental Income**

**\$36,382.85**

## 2025 Rental Income

Dates	Platform	Amount	
4/14 - 4/18	Airbnb	\$1,139.75	
5/15 - 5/20	Airbnb	\$1,600.50	
5/22 - 5/26	Booking	\$2,098.15	
6/14 - 6/21	Airbnb	\$2,740.25	
6/21 - 6/28	Airbnb	\$3,419.25	
6/28 - 7/5	VRBO	\$2,506.70	
7/5 - 7/12	Airbnb	\$3,079.75	
7/12 - 7/19	Booking	\$3,367.50	
7/19 - 7/26	Airbnb	\$3,419.25	
7/26 - 8/2	Airbnb	\$3,419.25	
8/2 - 8/9	Airbnb	\$2,740.25	
8/9 - 8/16	Private (MaryAnn)	\$2,800.00	
8/21 - 8/24	Booking	\$1,344.00	
8/28 - 9/1	Airbnb	\$1,721.75	

<b>2025 Total Rental Income</b>	<b>\$35,396.35</b>	
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## 2026 Bookings (To Date)

Dates	Platform	Amount	
1/12 - 1/19	Booking	\$1,705.00	
3/20 - 3/22	Booking	\$755.00	
4/3 - 4/9	Airbnb	\$1,649.00	
4/10 - 4/12	Booking	\$922.00	
5/22 - 5/25	Airbnb	\$1,091.25	
5/30 - 6/6	Open	-	
6/6 - 6/13	Open	-	
6/13 - 6/20	Booking	\$3,525.00	
6/20 - 6/27	Booking	\$3,525.00	
6/27 - 7/4	Airbnb	\$3,419.25	

Dates	Platform	Amount
7/4 - 7/11	Airbnb	\$3,419.25
7/11 - 7/18	Booking	\$3,876.35
7/18 - 7/25	Private (Autumn)	\$3,350.00
7/25 - 8/1	Airbnb	\$3,419.25

<b>2026 Confirmed Revenue (To Date)</b>	<b>\$30,656.35</b>
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*\* Two open weeks in late May/early June 2026 not yet booked.*

## Income Summary

2024 Total	2025 Total	2026 Booked (YTD)
<b>\$36,382.85</b>	<b>\$35,396.35</b>	<b>\$30,656.35</b>

## Property Listing Description

### 598 Ocean Blvd W — Holden Beach, NC

Welcome to your dream beach escape on Holden Beach Island — one of the Carolina Coast's best-kept secrets. This beautifully updated single-family home at 598 Ocean Blvd W sits just steps from the Atlantic, offering the perfect blend of modern comfort and laid-back coastal living.

Recently transformed with high-quality upgrades throughout, this home is truly move-in and rent-ready. The exterior was fully refreshed in 2023 with a new roof, whole-house paint, and Hardie board siding on the rear — with additional siding added to the right side in 2026. Step outside onto the dual rear decks, both fitted with new decking and railings, ideal for morning coffee with ocean breezes or evening gatherings with a crowd.

Inside, 26 brand-new windows flood every room with natural light and coastal views, with five more purchased and ready for installation. The result is a bright, airy interior that feels fresh, modern, and welcoming from the moment you walk in.

This property has a proven track record as a private rental, generating strong income through Airbnb, VRBO, and Booking.com — with summer weeks consistently booking in the \$2,500–\$3,975 range. Whether you're looking for a primary residence, second home, or income-producing investment, this property delivers.

Holden Beach is known for its uncrowded shores, family-friendly atmosphere, and unspoiled natural beauty. Enjoy easy access to fresh seafood, water sports, fishing, and the peaceful pace of island life — all while being a short drive from Wilmington and Myrtle Beach.

#### Property Highlights:

- New roof (2023)
- Hardie board siding on rear (2023) and right side (2026)
- Whole-house exterior paint (2023)
- New deck boards and railings on both rear decks
- 26 new windows installed (5 more purchased, pending install)
- Strong private rental income history — proven short-term rental performer
- Holden Beach Island location — steps to the ocean
- Privately managed rental program with bookings on Airbnb, VRBO & Booking.com

*Don't miss this rare opportunity to own a beautifully updated beach home with immediate rental potential on one of North Carolina's most beloved barrier islands. Schedule your private showing today.*