

# Turning Royal Kona into a 5-Star Vacation Rental

Kona, HI · 3BR Private Pool Home

Ranked in Top 10% of Homes on Airbnb after only 2 months with On Island Hosting

"The difference was night and day. Once Linda took over, bookings surged and our property finally reached its potential."

— DAVE, OWNER

PROPERTY TYPE

3BR Home · Private Pool

MARKET

Kona, Hawaii

MANAGEMENT

Boutique Co-Hosting · On Island Hosting

PRIOR MANAGER

Large Property Mgmt Company

SAME HOME. NEW STRATEGY. DRAMATICALLY BETTER RESULTS.

Royal Kona had the bones — a beautiful 3-bedroom pool home in Kona. But under the previous large property management company, it was underperforming. Presentation lagged, pricing lacked discipline, and the property wasn't attracting the right guests.

On Island Hosting took a different approach: boutique, hands-on, and strategic. A targeted property refresh, professional photography, refined listing copy, and smart pricing discipline transformed the same home into a top-performing vacation destination.

△ IMPORTANT CONTEXT

The **2026 figures reflect bookings through April 15, 2026** — approximately 3.5 months of data. The **2025 figures represent a full calendar year** under the prior management company.

Comparing a full year to 3.5 months, On Island Hosting has already booked **\$95,122 vs. \$45,000 for all of 2025** — more than double in under a third of the year.

PERFORMANCE AT A GLANCE 2025 FULL YEAR VS. 2026 YTD (THROUGH APR 15)



**i On pace to more than double the property's full-year revenue.** Every metric improved simultaneously — more bookings, higher rates, longer stays, better occupancy. This is what boutique, on-island management looks like when presentation, pricing, and care all work together.