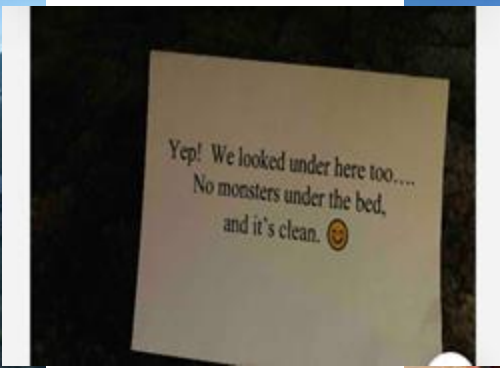


Started out as a Licensed B&B with KBBA, added Airbnb in 2013....it allowed us to rehab a house in need; it's fun; it's a way to share your love for your community and Kansas; meet great people from all over the world, and it's addictive....



*Bought TGH because it's in my direct line of vision from my porch-swing-coffee-drinking-spot and it was breaking my heart to see it in decline.

*Our community is so terribly short of housing, that I felt guilty about purchasing another house to grow the STR business...so the Boujee Bins made perfect sense. I'm not pulling from the existing housing stock, but repurposing old grain bins...and, if anything ever changes with Airbnb, etc. I can rent it out as regular housing.

*My recent purchase of the trolley – which my husband is THRILLED about – is the same way. Guilt Free because it's going to be repurposed and I'm not pulling from existing housing stock.

*My Nov-Jan Bookings are mostly hunters and we're always booked a year in advance. The remainder of the year is travelers, people working in the area, people coming home to visit - or funerals, etc. We often provide free lodging to speakers for area church events, the annual Totus Tuus camp counselors, etc. as a way to give back.

*I buy eggs from my little neighbor-girl and stamp them...that, and the note under the bed get rave reviews. Other than that...people love our sunsets, night sky, and smore making by the fire. In the winter I try to have hot cider and homemade cookies when they arrive; in the summer, cold lemonade. (Hunters really like fresh bread or something in the crockpot.) And age appropriate snacks, toys and books for kids.



Lea Ann Seiler

theguesthouse@ucom.net

(620)357-5561

“You don’t have to have the nicest house or location...you just need to be the best host you can be. Things will happen, but if you do your best to respond, people are usually kind and understanding.”

Superhost: Recognizing the best in hospitality

The Superhost program celebrates and rewards Airbnb’s top-rated and most experienced hosts.



Lecompton

Fixer Upper

Kansas

LeFuKs



Nice to meet you.



Host story:



Hosted by Heather

Joined in May 2017

★ 56 Reviews ✓ Identity verified 🏆 Superhost

My husband and I have two growing young men who tolerate HGTV and all of fixing up that we are doing to our country home. We believe our space is perfect for family gatherings. It is our hope to host extended family members and generations coming together.

Co-hosts



Bradley C

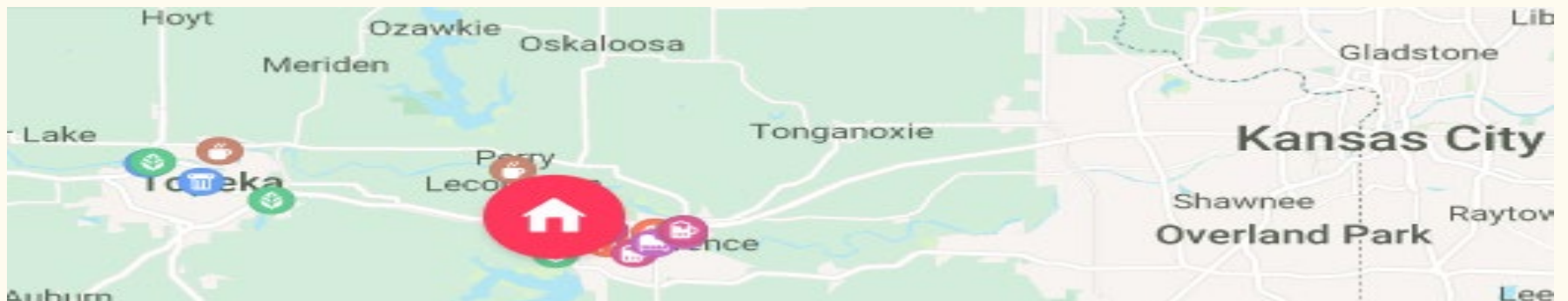
Where you'll be...

Lecompton, Kansas, United States

Just a few minutes from the Lecompton/I-70 exchange. Rural neighbors but not too close. 13 acre property. Garden, chickens and cats on the property. Just minutes to 40 HWY aka 6th St. in Lawrence for restaurants, grocery stores, and west Lawrence businesses.

Getting around

You will want a car to go into downtown. You can bike the few miles to Rock Chalk Park/Lawrence Sports Pavillion.





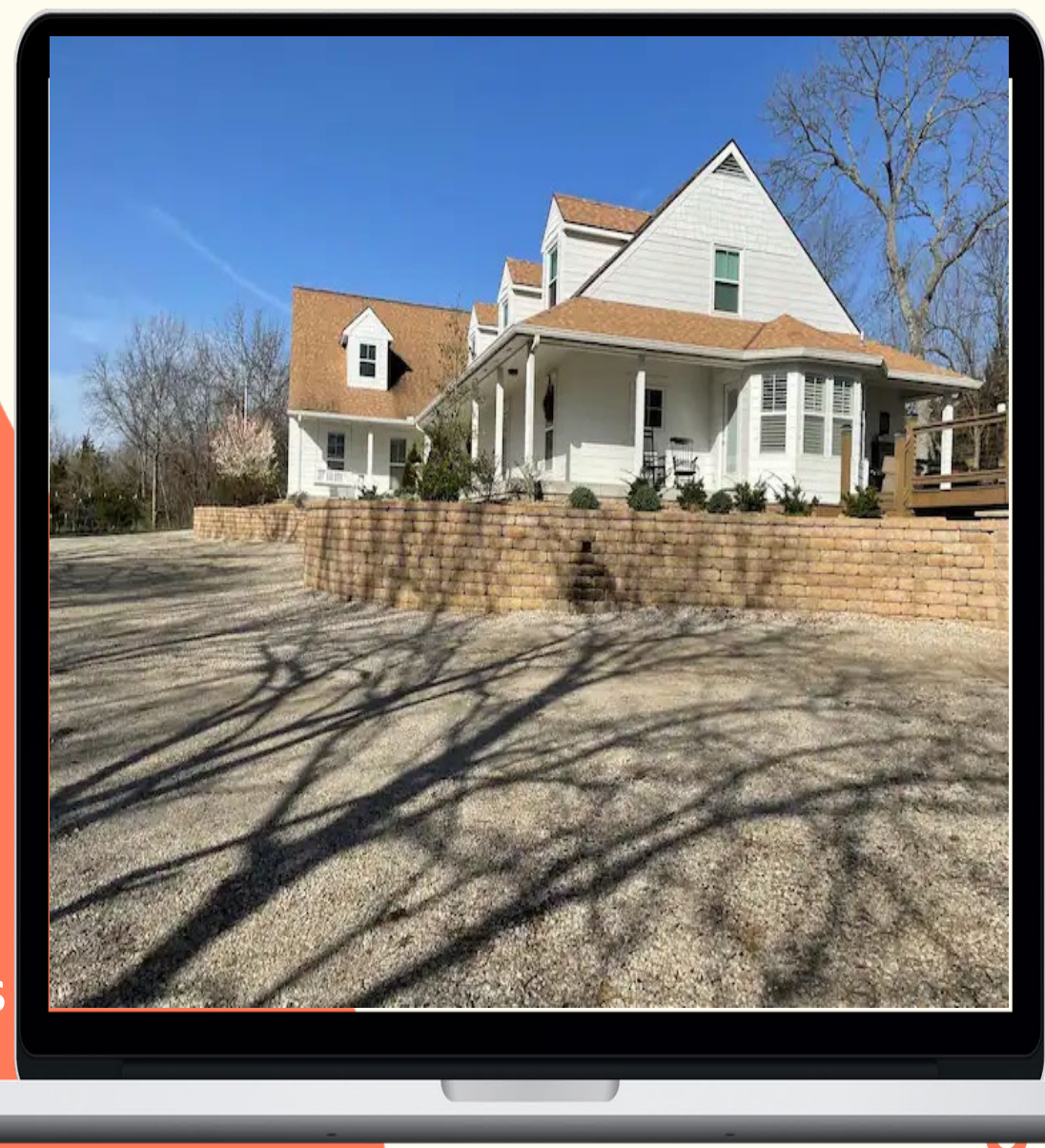
WHY Airbnb?
*** \$\$\$ - honey!**

Start where you are.
Use what you have.
Do what you can

Arthur Ash

**What if our largest liability
could ALSO be our largest
ASSET?**

**Few LARGE capacity homes
In the L.A.
(Lawrence Area)**





Anthony

September 2018

One of the best experiences I've had with AirBnB! The home is beautiful and secluded, and Brad and Heather were so welcoming and helpful. With only a 15 minute drive to Lawrence and 45 to Kansas City, it was easy to get what we needed or go out to eat. With a dream kitchen, though, I would recommend staying in and cooking!



KANSAS

TO THE STARS

“LFK”



JUMPING IN!

Our first guest was going to be a local friend & his extended family from OKLAHOMA!

It ended up being...

Who left _____ in our kitchen....

And his review on Airbnb was





Learning Curves:

Started price low – too busy for my kids

- * Don't want to say NO too many times

Increased \$\$ over time – now tripled

- * Watch but don't use Airbnb rec prices

Lawrence Airbnb Hosts

- * "automation" features

Never had professional photos taken

OFF SHOOTS – Organizing business – suggested by a guest

2023 NEW CURVES

11 homes that can sleep 12 people

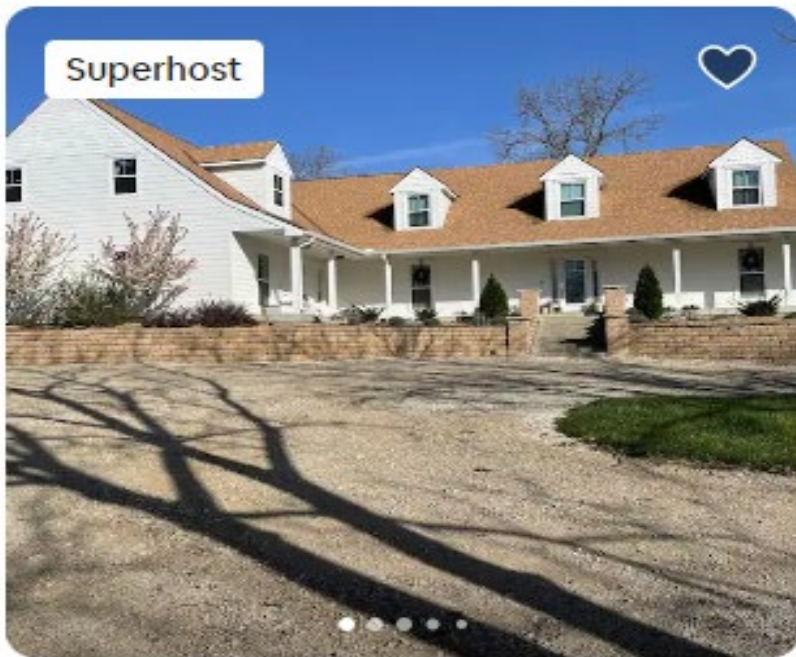
Lecompton to Baldwin



Erland

December 2022

During the blizzard of '22, a super farmhouse setting in the woods high on a hill with fine, short outings with pets, great fireplace inside and most of all an elegant, roomy, extremely well furnished kitchen (these folks obviously cook), great huge area in and around the kitchen, dining table and living room - all open but allowing for many semi-private discussions between guests, communication and willingness to address guest issues were superb.



Home in Lecompton

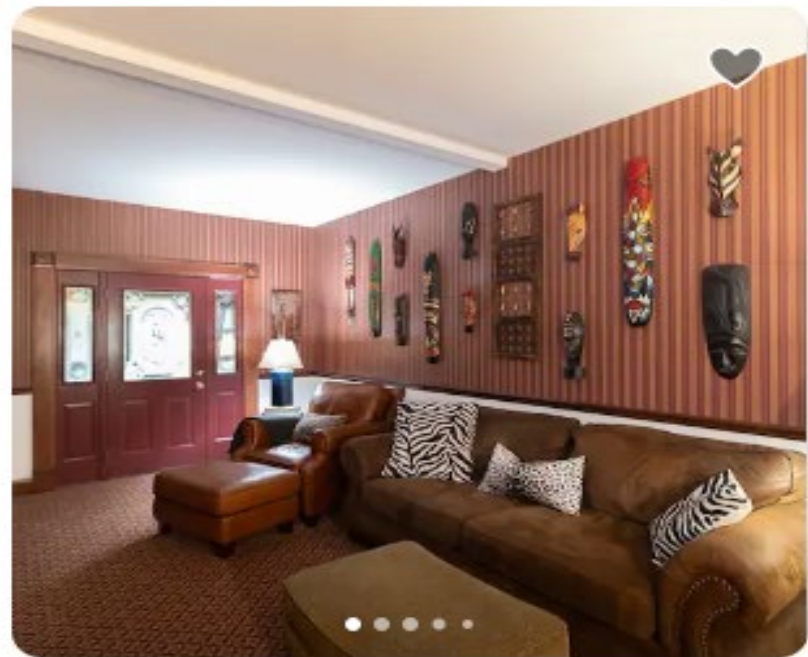
★ 4.98 (45)

Lecompton Fixer Upper KS - near Lawrenc...

11 beds · 5 bedrooms

5 nights · May 19 – 24

\$4,748 total before taxes



Private room in Lawrence

Discover rustic, vintage charm

10 beds · 10 bedrooms

6 nights · Jan 1 – 7

\$1,329 total before taxes

Map area

Any week

16+ guests

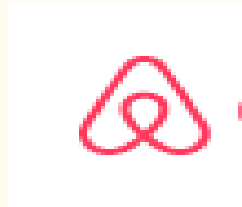


Year	Revenue	Expenses	TIME
2018	\$12,000	\$6,000	
2019	\$14,000	\$8,000	
2020	\$17,000	\$8,000	
2021	\$20,000	\$10,000	

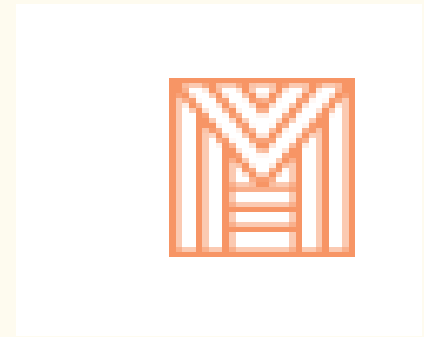
Revenue Tracking
NOT MY NUMBERS!!



Resources to consider:



official local group: KANSAS





New adventures: Instagram & Facebook



lefuksairbnb

Edit profile

Ad tools



2 posts

25 followers

58 following

Lecompton Fixer Upper Kansas (Le Fu Ks)

#shorttermrental #lawrence #vacationmode #vacationvibes #visitlawrenceks @airbnb

POSTS

SAVED

TAGGED



LecomptonFixerUpperKs@gmail.com
&
SprucedUPpro@gmail.com for
organizing services



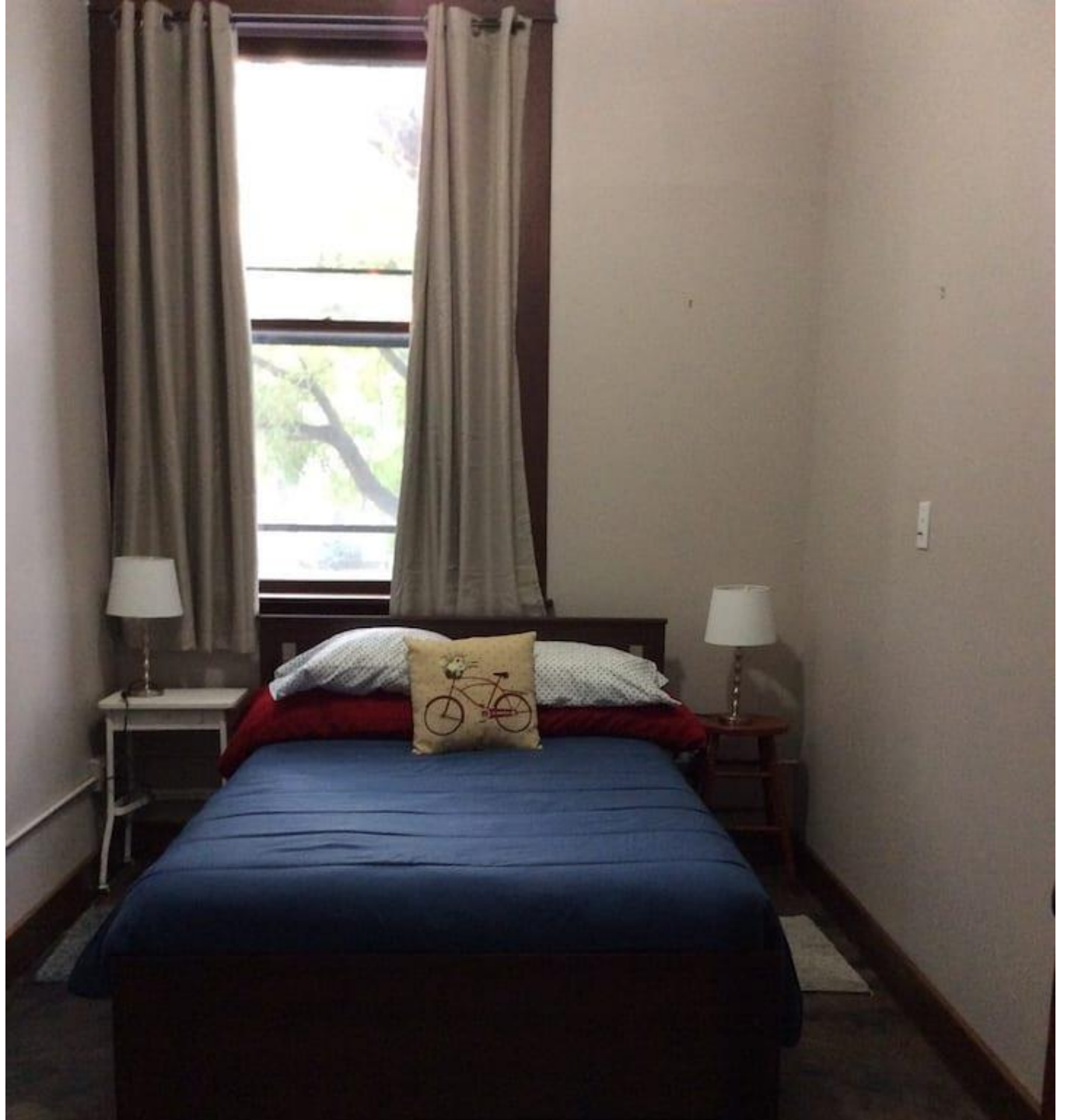


**City Hall
Ottawa, KS**

A photograph of a three-story red brick building, identified as City Hall in Ottawa, KS, at night. The building is illuminated with warm white string lights along the roofline, eaves, and around a portico on the left side. The building has multiple windows, some with white curtains, and a fire escape on the right side. In the foreground, there are several cars parked on the street, including a white SUV and a dark car. An American flag is visible on a pole to the right. The sky is dark, and the overall scene is festive and well-lit.

City Hall Ottawa, KS







Jamie

February 2023

Fantastic spot! It was such a neat building and had everything we could possibly need. Getting in and out was a breeze. Diane was responsive and gave detailed and easy to follow instructions. Can't wait to stay in one of her listings again!



Anne

February 2023

This is an excellent place to stay, whatever your business in Ottawa. The apartment is cool, and has everything you need, including laundry in the building. If you are bicycling the Prairie Spirit and Flint Hill Trails it is absolutely perfect. The way to both trails is outside your doorstep. I also recommend Ottawa, a welcoming and beautiful spot in northeastern Kansas. We spent 8 days here, and loved it.



Connie

January 2023

A quirky fun addition to our long list of Airbnb spots, this renovated city hall has it going in charm and comfort. Don't miss this one if, like us, you enjoy experiencing unique places to stay on your journeys.

City Hall Ottawa, KS



CCC Barracks
Ottawa, KS







Paul

February 2023

We have stayed in several AirBnBs over the past several years. For our needs, I have found that what makes for a great experience for us is a combination of 3 things; location, space and livability (having enough room and the equipment to live in a place). Most of the places we have stayed have had some of these elements. This place is the first that really had all 3 for us. The location is perfect for us and really cool. The fact that it is a restored older building is great! It is within walking distance to a lot of restaurants, coffee shops and parks. The space it self had everything we could want; full size washer/dryer, well appointed kitchen, LOTS of space, plenty of storage and comfortable furniture. We thoroughly enjoyed our stay and plan to return again this year. Awesome place and experience!

CCC Barracks Ottawa, KS



Cindy

January 2023

Diane was a wonderful host and answered questions very quickly. The place was perfect for us and had a stocked kitchen for making simple meals. Peaceful and safe feeling. The beds were very comfortable and host provided towels and plenty of paper products and trash bags. Great location to restaurants and shopping. Ease of check in and parking was ample. Will definitely stay here again, it was perfect for us!! Thank you Diane, you rock!!!!

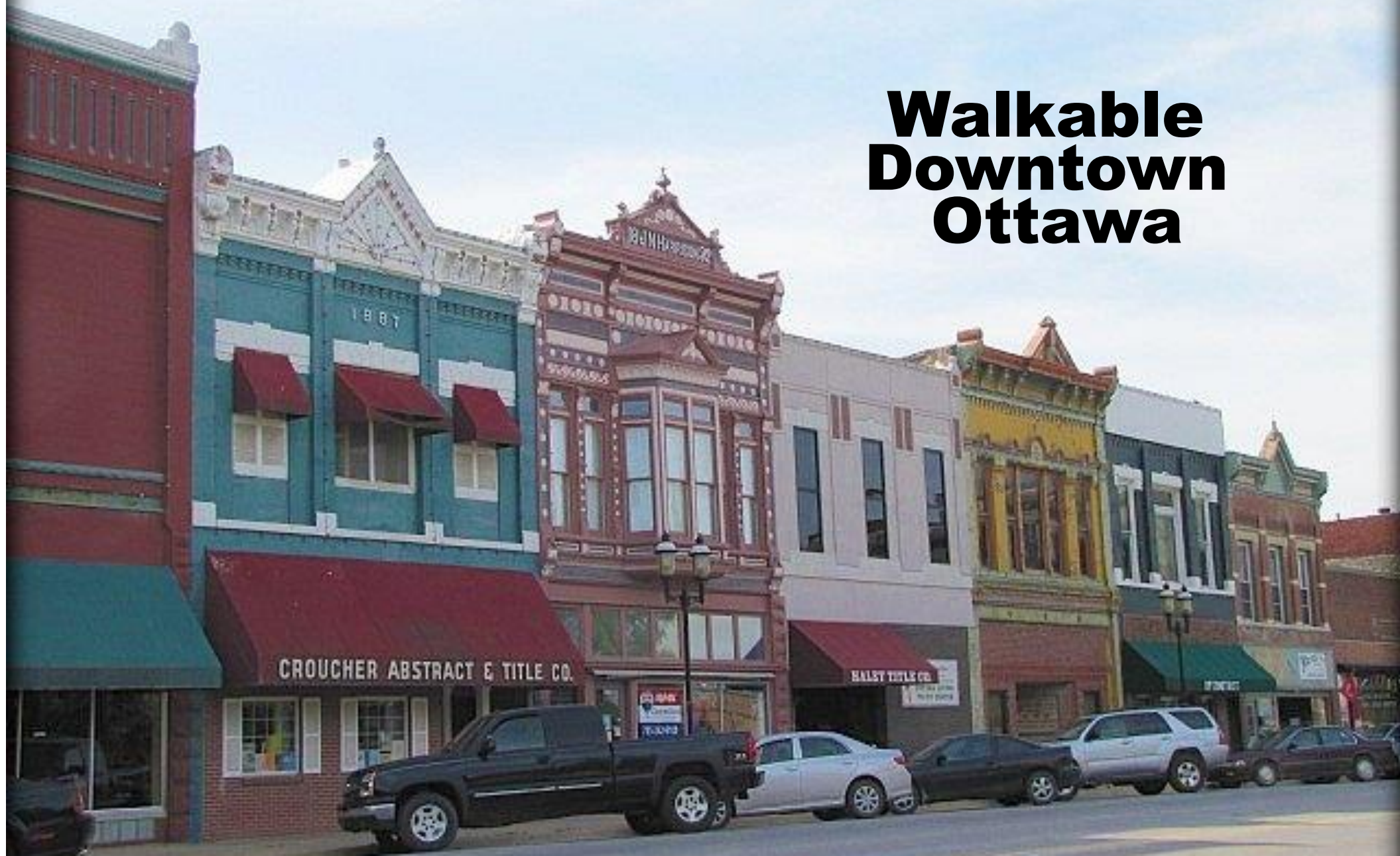


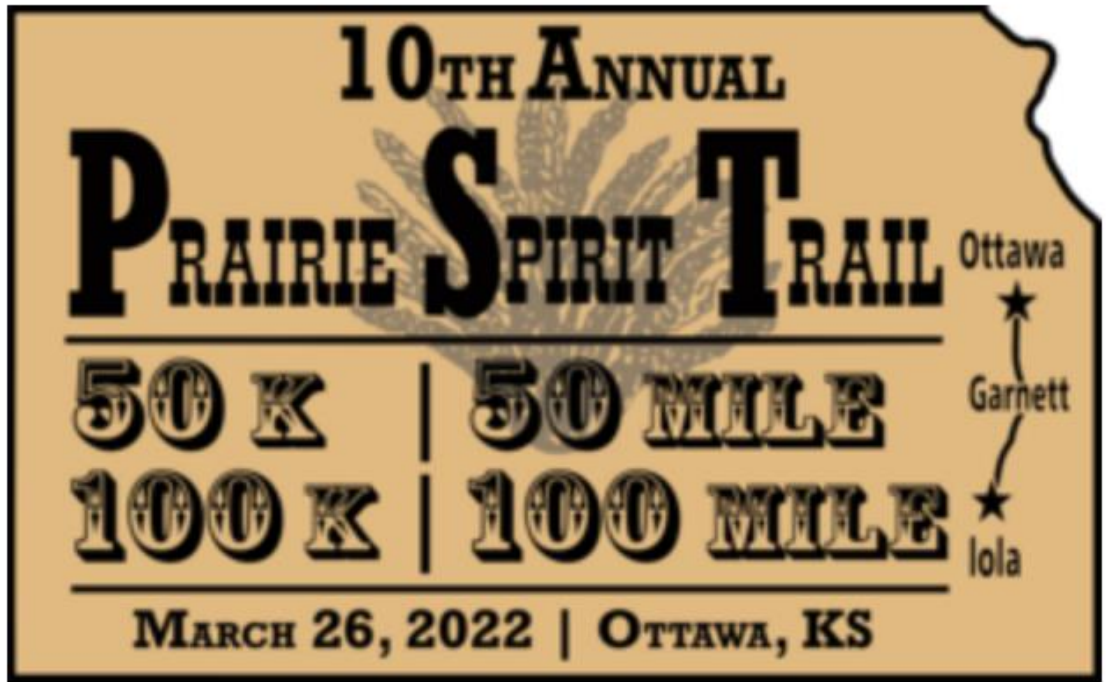
Charlene

December 2022

Beautifully decorated, large and modern apartment in an old restored CCC building. Ample parking for our vehicle and camper. Apartment had everything you need including comfortable sleeping. Extremely clean. As always, Diane was friendly and responsive. Diane's properties have become our "go to" place to stay when our travels require us to be overnight in Ottawa.

Walkable Downtown Ottawa





Active Tourists Need a Place to Stay



**Flint Hills Trail
Osawatomie
to Ottawa, Kansas**