

Total Projected Gross Revenue: \$34,560

(From \$28,000 to \$42,000 based on market conditions and pricing)

Total Projected NET proceeds: \$27,648

(From \$22,000 to \$33,000 based on market conditions, pricing, and net of 20% commission)

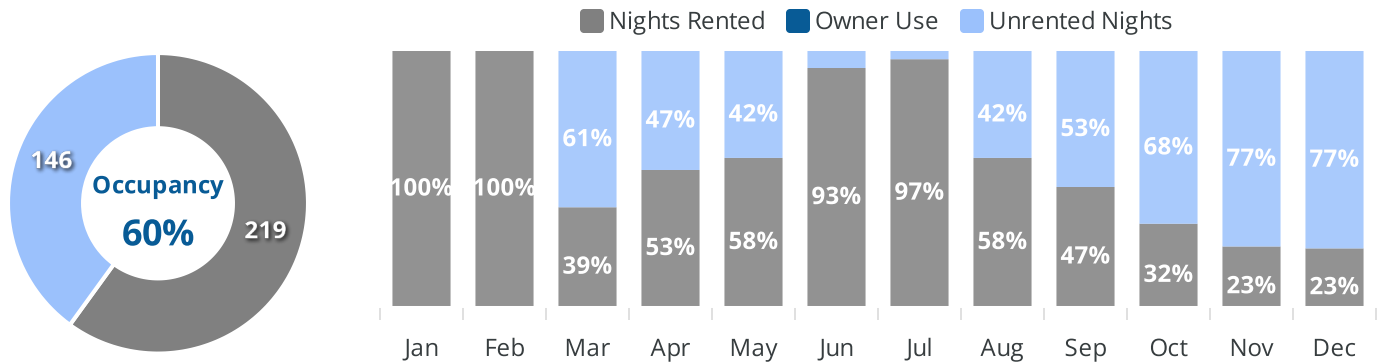
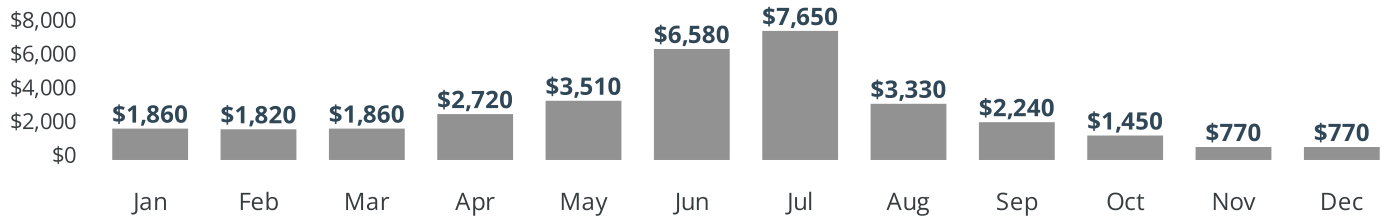
Total Projected Nights Rented
219

Total Days Owner Enjoyment
0

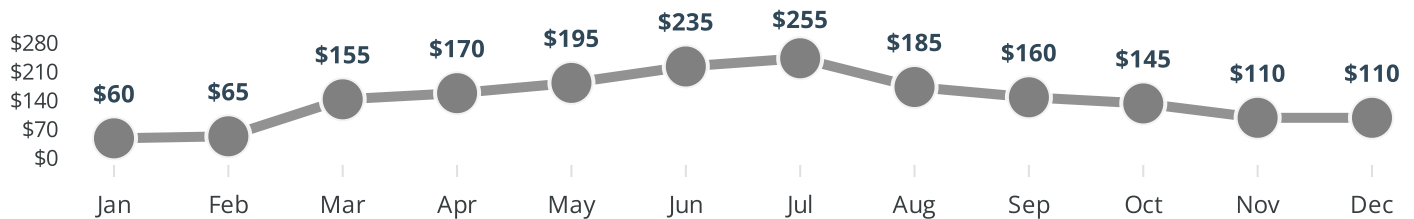
Occupancy
60%

Average Nightly Rate
\$158

Total Projected Gross Revenue: \$34,560



Average Nightly Rate: \$158



Rental Projections Prepared By

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Sensitivity Analysis

		Nights Rented				
		80%	90%	100%	110%	120%
Average Nightly Rate	80%	\$22,118	\$24,883	\$27,648	\$30,413	\$33,178
	90%	\$24,883	\$27,994	\$31,104	\$34,214	\$37,325
	100%	\$27,648	\$31,104	\$34,560	\$38,016	\$41,472
	110%	\$30,413	\$34,214	\$38,016	\$41,818	\$45,619
	120%	\$33,178	\$37,325	\$41,472	\$45,619	\$49,766

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Bedrooms 2 Bathrooms 1.5 Square Footage 863
Property Value / Listed Price n/a
Key Attributes Perfectly situated in the heart of Gulf Shores!
Property Link n/a

Month	Season	Number of Days	Owner Use	Available Nights	Nights Rented	Unrented Nights	Target Rates	Acceptable Discount	Lowest Target Rate	Occupancy %	Gross Revenue
January	Snowbird Season	31	0	31	31	0	\$60	0%	\$60	100%	\$1,860
February	Snowbird Season	28	0	28	28	0	\$65	0%	\$65	100%	\$1,820
March	Spring	31	0	31	12	19	\$155	0%	\$155	39%	\$1,860
April	Spring	30	0	30	16	14	\$170	0%	\$170	53%	\$2,720
May	Spring	31	0	31	18	13	\$195	0%	\$195	58%	\$3,510
June	Summer	30	0	30	28	2	\$235	0%	\$235	93%	\$6,580
July	Summer	31	0	31	30	1	\$255	0%	\$255	97%	\$7,650
August	Summer	31	0	31	18	13	\$185	0%	\$185	58%	\$3,330
September	Late Summer/Fall	30	0	30	14	16	\$160	0%	\$160	47%	\$2,240
October	Fall	31	0	31	10	21	\$145	0%	\$145	32%	\$1,450
November	Fall	30	0	30	7	23	\$110	0%	\$110	23%	\$770
December	Winter	31	0	31	7	24	\$110	0%	\$110	23%	\$770
Totals		365	0	365	219	146			\$158	60%	\$34,560

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