

Total Projected Gross Revenue: \$36,792

(From \$30,000 to \$45,000 based on market conditions and pricing)

Total Projected NET proceeds: \$29,433

(From \$24,000 to \$36,000 based on market conditions, pricing, and net of 20% commission)

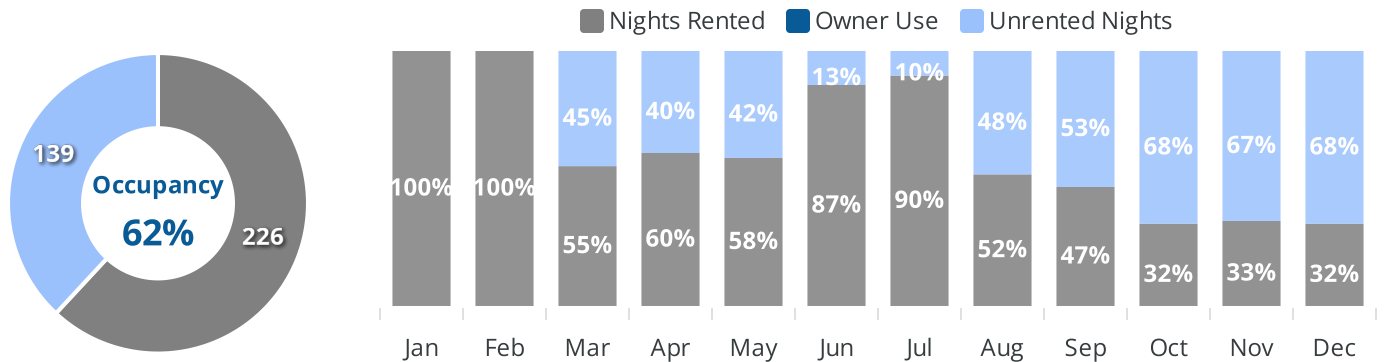
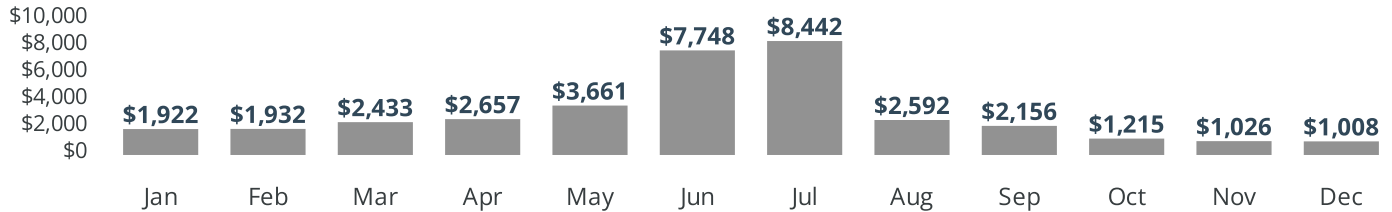
Total Projected Nights Rented
226

Total Days Owner Enjoyment
0

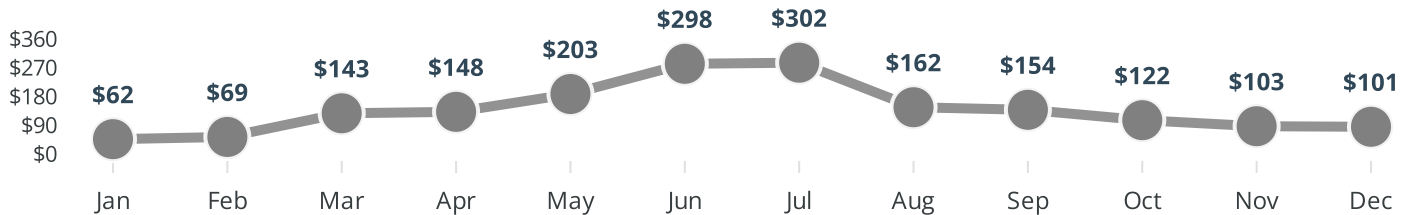
Occupancy
62%

Average Nightly Rate
\$163

Total Projected Gross Revenue: \$36,792



Average Nightly Rate: \$163



Rental Projections Prepared By

Megan Bellew

Megan.bellew@vacationhomescollection.com

251-604-0889

<https://www.vacationhomescollection.com>

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Sensitivity Analysis

		Nights Rented				
		80%	90%	100%	110%	120%
Average Nightly Rate	80%	\$23,547	\$26,490	\$29,433	\$32,377	\$35,320
	90%	\$26,490	\$29,801	\$33,113	\$36,424	\$39,735
	100%	\$29,433	\$33,113	\$36,792	\$40,471	\$44,150
	110%	\$32,377	\$36,424	\$40,471	\$44,518	\$48,565
	120%	\$35,320	\$39,735	\$44,150	\$48,565	\$52,980

Bedrooms	2	Bathrooms	2	Square Footage	808
Property Value / Listed Price	\$364,375				
Key Attributes	This beautifully updated 2-bedroom, 2-bath condo at Sugar Beach is the perfect spot for your next beach getaway. Located on the desirable west side of Orange Beach, you'll enjoy walkable access to top restaurants, coffee shops, a seafood market, and the Gulf State Park's scenic backcountry trails. With four pools, tennis courts, a seasonal snack bar, and private beach access, it offers everything you need for a relaxing and fun-filled coastal escape.				
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	\$62	0%	\$62	100%	\$1,922
February	Snowbird Season	28	0	28	28	0	\$69	0%	\$69	100%	\$1,932
March	Spring	31	0	31	17	14	\$159	10%	\$143	55%	\$2,433
April	Spring	30	0	30	18	12	\$164	10%	\$148	60%	\$2,657
May	Spring	31	0	31	18	13	\$226	10%	\$203	58%	\$3,661
June	Summer	30	0	30	26	4	\$298	0%	\$298	87%	\$7,748
July	Summer	31	0	31	28	3	\$335	10%	\$302	90%	\$8,442
August	Summer	31	0	31	16	15	\$180	10%	\$162	52%	\$2,592
September	Late Summer/Fall	30	0	30	14	16	\$154	0%	\$154	47%	\$2,156
October	Fall	31	0	31	10	21	\$135	10%	\$122	32%	\$1,215
November	Fall	30	0	30	10	20	\$114	10%	\$103	33%	\$1,026
December	Winter	31	0	31	10	21	\$112	10%	\$101	32%	\$1,008
Totals		365	0	365	226	139			\$163	62%	\$36,792