

Total Projected Gross Revenue: \$85,937

(From \$70,000 to \$104,000 based on market conditions and pricing)

Total Projected NET proceeds: \$72,187

(From \$58,000 to \$87,000 based on market conditions, pricing, and net of 16% commission)

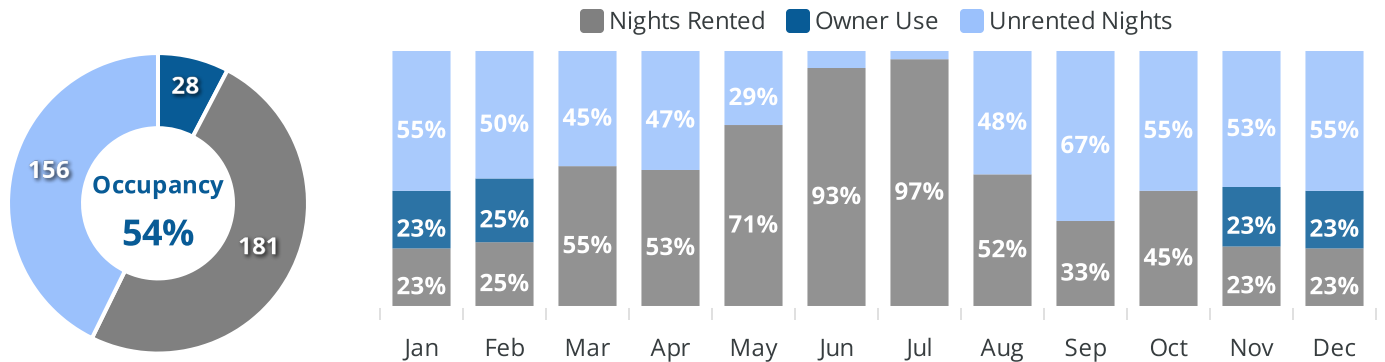
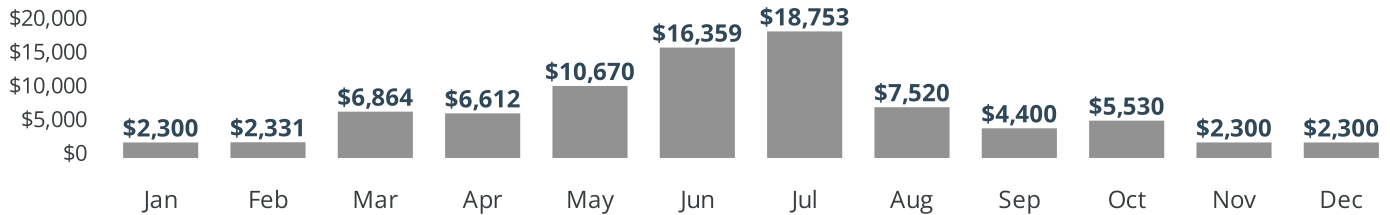
Total Projected Nights Rented
181

Total Days Owner Enjoyment
28

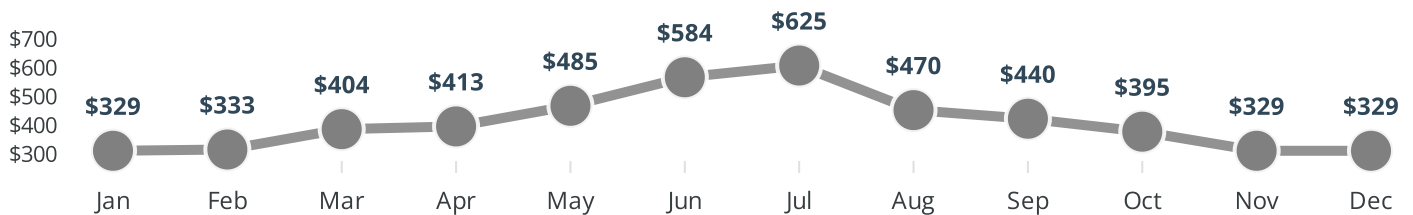
Occupancy
54%

Average Nightly Rate
\$475

Total Projected Gross Revenue: \$85,937



Average Nightly Rate: \$475



Rental Projections Prepared By

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Sensitivity Analysis

		Nights Rented				
		80%	90%	100%	110%	120%
Average Nightly Rate	80%	\$55,000	\$61,875	\$68,750	\$75,625	\$82,500
	90%	\$61,875	\$69,609	\$77,344	\$85,078	\$92,812
	100%	\$68,750	\$77,344	\$85,937	\$94,531	\$103,125
	110%	\$75,625	\$85,078	\$94,531	\$103,984	\$113,437
	120%	\$82,500	\$92,812	\$103,125	\$113,437	\$123,750

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Bedrooms	4	Bathrooms	4	Square Footage	2,676
Property Value / Listed Price	n/a				
Key Attributes	Experience luxury coastal living in this brand-new Gold Fortified 4-bedroom, 4-bathroom waterfront home on beautiful Little Lagoon in Gulf Shores, AL. With top-of-the-line finishes, open-concept living, a private elevator, and serene water views from the covered porch—all just a short walk to the beach—this home is the perfect blend of elegance and convenience.				
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	7	24	7	17	\$365	10%	\$329	29%	\$2,300
February	Snowbird Season	28	7	21	7	14	\$370	10%	\$333	33%	\$2,331
March	Spring	31	0	31	17	14	\$425	5%	\$404	55%	\$6,864
April	Spring	30	0	30	16	14	\$435	5%	\$413	53%	\$6,612
May	Spring	31	0	31	22	9	\$485	0%	\$485	71%	\$10,670
June	Summer	30	0	30	28	2	\$615	5%	\$584	93%	\$16,359
July	Summer	31	0	31	30	1	\$658	5%	\$625	97%	\$18,753
August	Summer	31	0	31	16	15	\$470	0%	\$470	52%	\$7,520
September	Late Summer/Fall	30	0	30	10	20	\$440	0%	\$440	33%	\$4,400
October	Fall	31	0	31	14	17	\$395	0%	\$395	45%	\$5,530
November	Fall	30	7	23	7	16	\$365	10%	\$329	30%	\$2,300
December	Winter	31	7	24	7	17	\$365	10%	\$329	29%	\$2,300
Totals		365	28	337	181	156			\$475	54%	\$85,937

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