

Total Projected Gross Revenue: \$35,756

(From \$29,000 to \$43,000 based on market conditions and pricing)

Total Projected NET proceeds: \$28,605

(From \$23,000 to \$35,000 based on market conditions, pricing, and net of 20% commission)

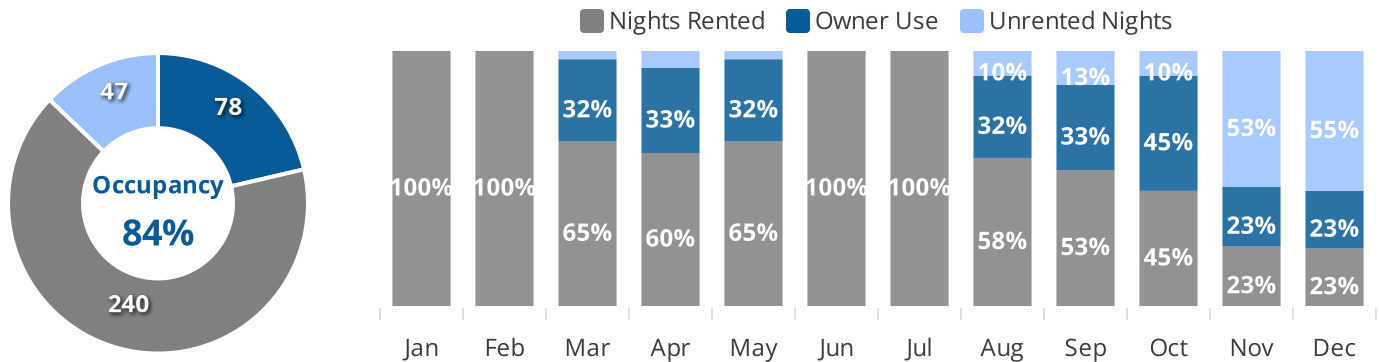
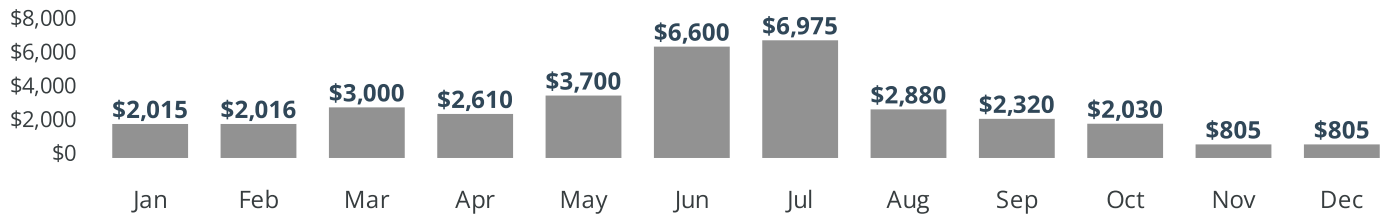
Total Projected Nights Rented
240

Total Days Owner Enjoyment
78

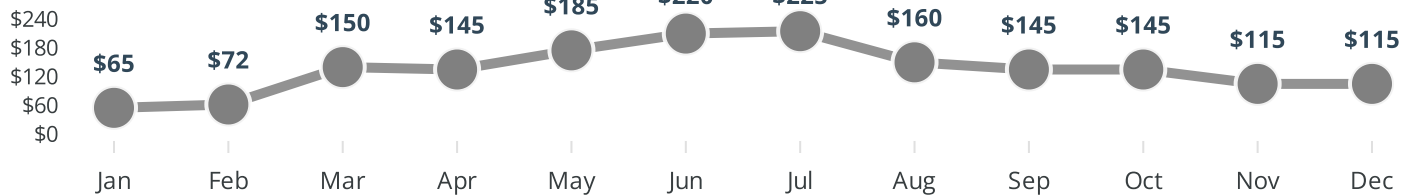
Occupancy
84%

Average Nightly Rate
\$149

Total Projected Gross Revenue: \$35,756



Average Nightly Rate: \$149



Rental Projections Prepared By

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Sensitivity Analysis

		Nights Rented				
		80%	90%	100%	110%	120%
Average Nightly Rate	80%	\$22,884	\$25,744	\$28,605	\$31,465	\$34,326
	90%	\$25,744	\$28,962	\$32,180	\$35,398	\$38,616
	100%	\$28,605	\$32,180	\$35,756	\$39,332	\$42,907
	110%	\$31,465	\$35,398	\$39,332	\$43,265	\$47,198
	120%	\$34,326	\$38,616	\$42,907	\$47,198	\$51,489

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Bedrooms 2 Bathrooms 2 Square Footage 785

Property Value / Listed Price \$375,000

Key Attributes

Escape to paradise with this charming 2-bedroom, 2-bathroom Gulf Front condo in Gulf Shores, AL. Perched on the 6th floor, it offers breathtaking views of the Gulf of Mexico and Mobile Bay from a spacious balcony—perfect for soaking in stunning sunsets and the gentle ocean breeze. With resort-style amenities, including pools, a sauna, a fitness center, and an onsite restaurant, this turnkey-ready retreat is ideal for a relaxing getaway or a smart investment opportunity.

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	\$65	0%	\$65	100%	\$2,015
February	Snowbird Season	28	0	28	28	0	\$72	0%	\$72	100%	\$2,016
March	Spring	31	10	21	20	1	\$150	0%	\$150	95%	\$3,000
April	Spring	30	10	20	18	2	\$145	0%	\$145	90%	\$2,610
May	Spring	31	10	21	20	1	\$185	0%	\$185	95%	\$3,700
June	Summer	30	0	30	30	0	\$220	0%	\$220	100%	\$6,600
July	Summer	31	0	31	31	0	\$225	0%	\$225	100%	\$6,975
August	Summer	31	10	21	18	3	\$160	0%	\$160	86%	\$2,880
September	Late Summer/Fall	30	10	20	16	4	\$145	0%	\$145	80%	\$2,320
October	Fall	31	14	17	14	3	\$145	0%	\$145	82%	\$2,030
November	Fall	30	7	23	7	16	\$115	0%	\$115	30%	\$805
December	Winter	31	7	24	7	17	\$115	0%	\$115	29%	\$805
Totals		365	78	287	240	47			\$149	84%	\$35,756

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