



CRYSTAL VILLAGE

— COTTAGES —

17 Five Bedroom Luxury Coastal Cottages

Gulf Shores, Al.



Crystal Village Cottages

Sidewalk to Beach Access

Deeded Beach
Access



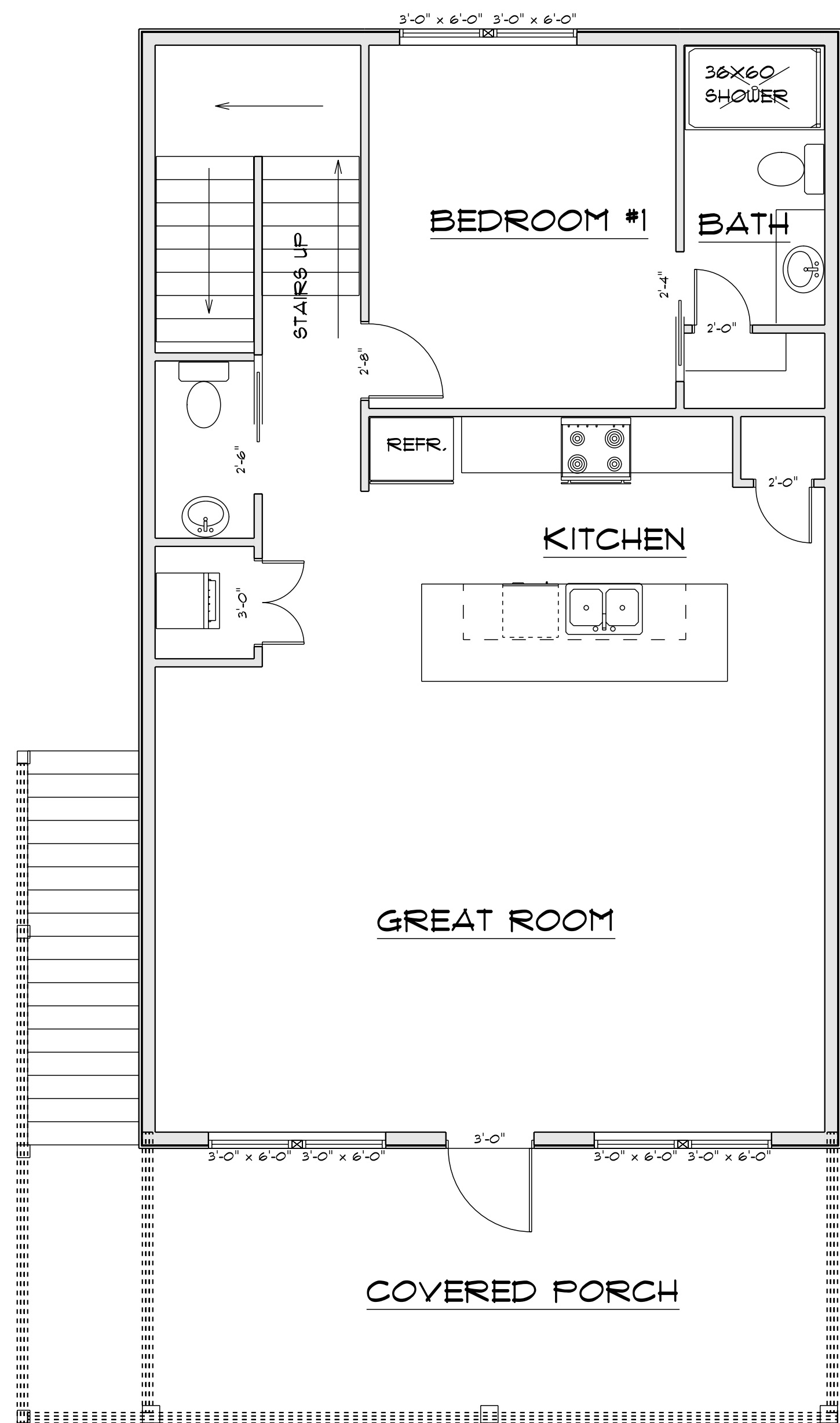
Crystal Village Cottages

Luxury Coastal Cottage Community

West Beach Gulf Shores, AL

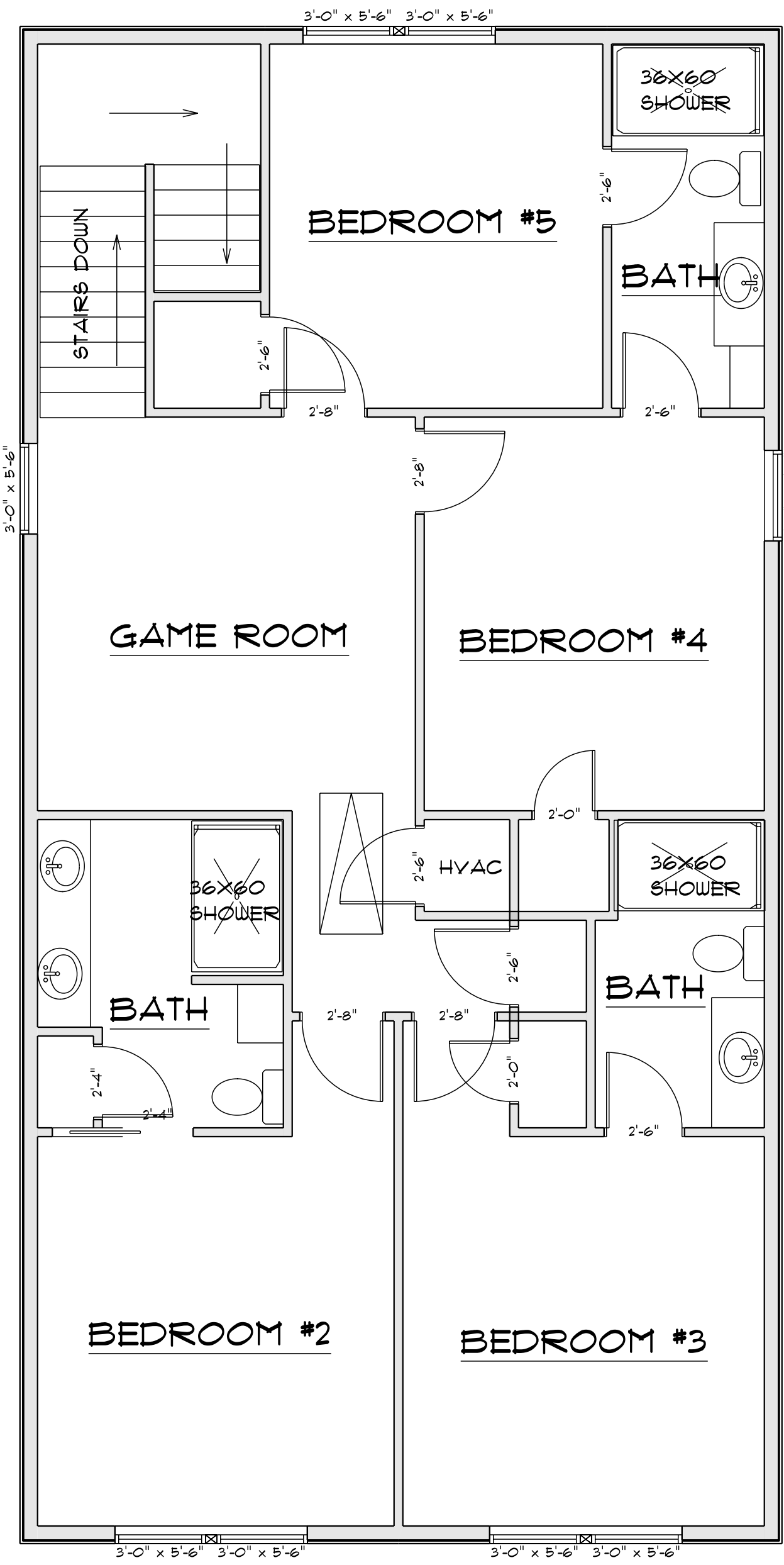
Designed with family in mind, *Crystal Village Cottages* offer beach house living surrounded by beautiful sugar white sand beaches and calming lagoons. Located in Gulf Shores, Alabama on West Beach Boulevard, *Crystal Village Cottages* feature free-standing, single-family homes with five bedrooms and four & a half or five full baths. The homes are Gold Fortified and built with expert craftsmanship. The development features deeded Beach access across the street with private gated access and a resort style heated & chilled pool. Walk to restaurants, shopping and entertainment in minutes. Spend the day at the beach, walking or biking the miles of State Park nature trails or kayaking in Little Lagoon and then choose to either dine at home or at one of the many award-winning restaurants in the area. Gulf Shores is not just a vacation destination, it's a lifestyle - this fabulous tourist community is known for the whitest sand beaches, renowned fishing, golfing, boating, incredible seafood and family friendly atmosphere. Make unforgettable memories with family and friends at *Crystal Village Cottages* in sunny Gulf Shores, Alabama!

- Luxurious Coastal Beach Cottage Community. Directly Across from the Beach.
- Private/Deeded Beach Access across from the development with gated access.
- Free-Standing/Fee Simple Single-Family Residences.
- 5BR/4.5 BA 2,250 sq. ft. & 5BR/5BA 2,137 sq. ft.
- Private Balconies facing the Beach or Pool.
- 10' Ceilings on first level, 9' on the second level.
- Fortified Gold Standard Construction. Architectural Guidelines.
- Cement Board Exterior Construction w/26 Ga. Metal Roof. Trex Decks.
- Interior Finish Includes Quartz Countertops Throughout, Select Shiplap Walls in Living Room.
- Zoned A/C with WI-FI Thermostats & WI-FI Front Door Lock.
- Custom LV Plank Flooring Throughout.
- Kitchen Includes Custom Cabinetry, Tile Backsplash, Stainless Appliances including Side by Side Refrigerator & Full-Sized Washer & Dryer.
- Custom Tiled Showers w/ Frameless glass.
- Lots of Parking Under each Residence. Outdoor shower.
- Owners Closet Inside & Beach Storage Underneath.
- Resort Style Community Heated & Chilled Pool w/ Restroom.
- Brick Paved Streets.
- Environmentally Friendly Landscaping & Lighting.
- Excellent Short Term Vacation Rental Investment!



MAIN FLOOR PLAN

AREAS:	
MAIN FLOOR AREA	1000 SF
SECOND FLOOR AREA	1250 SF
TOTAL LIVING AREA	2250 SF
COVERED PORCH	250 SF



SECOND FLOOR PLAN



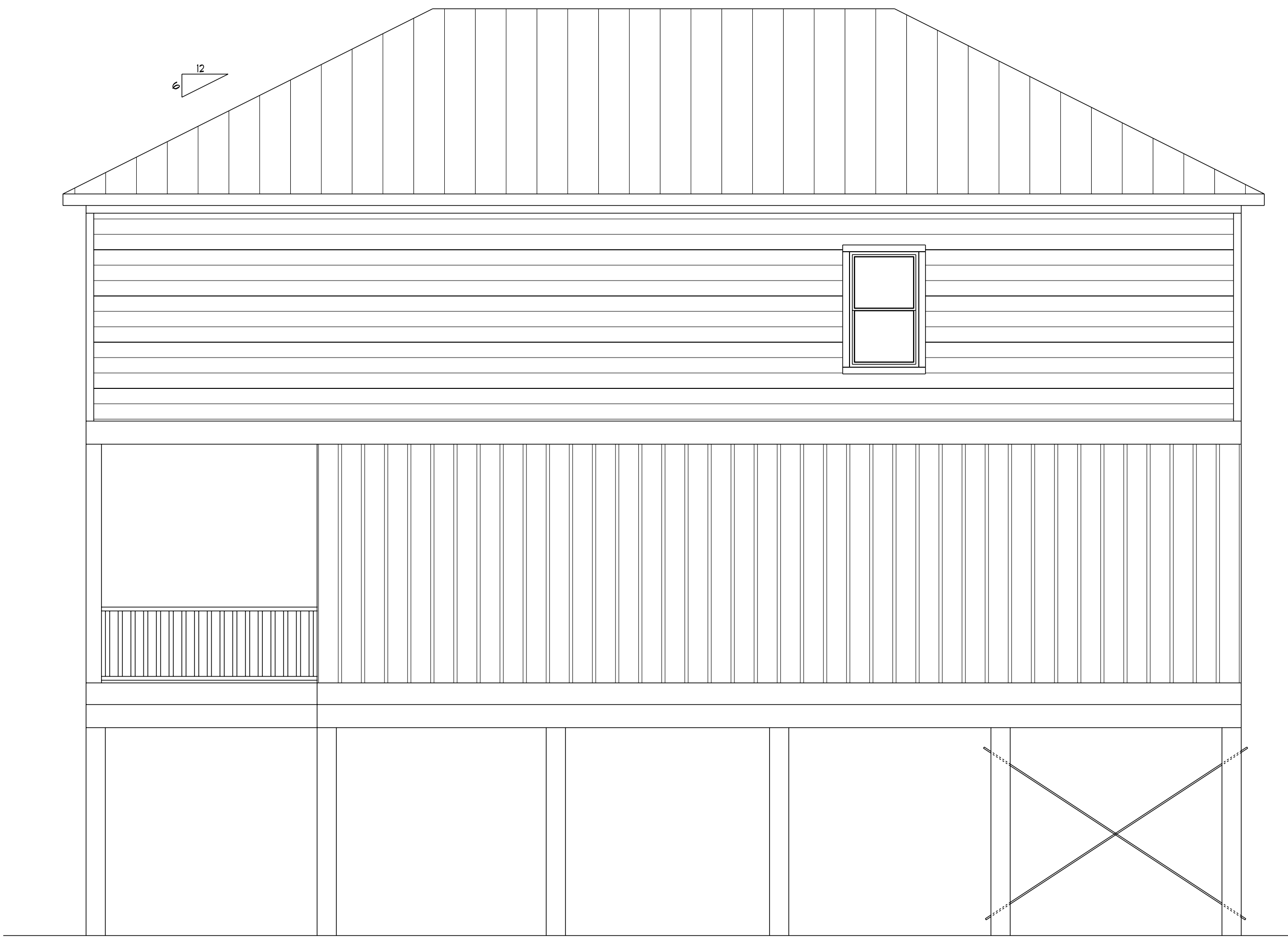
28143 Annabelle Lane
Daphne, AL 36526
Phone: 251-923-8292
E-mail: Coastal.Designs@yahoo.com

CRYSTAL VILLAGE COTTAGES
LOT #8 - #12
GULF SHORES, ALABAMA
BUILDER: DAVID P CAHOON

ORIGINAL	REVISED PRELIMINARY DRAWINGS FOR OWNER REVIEW	9/6/2025
NUMBER	REVISION:	DATE:

FLOOR PLANS

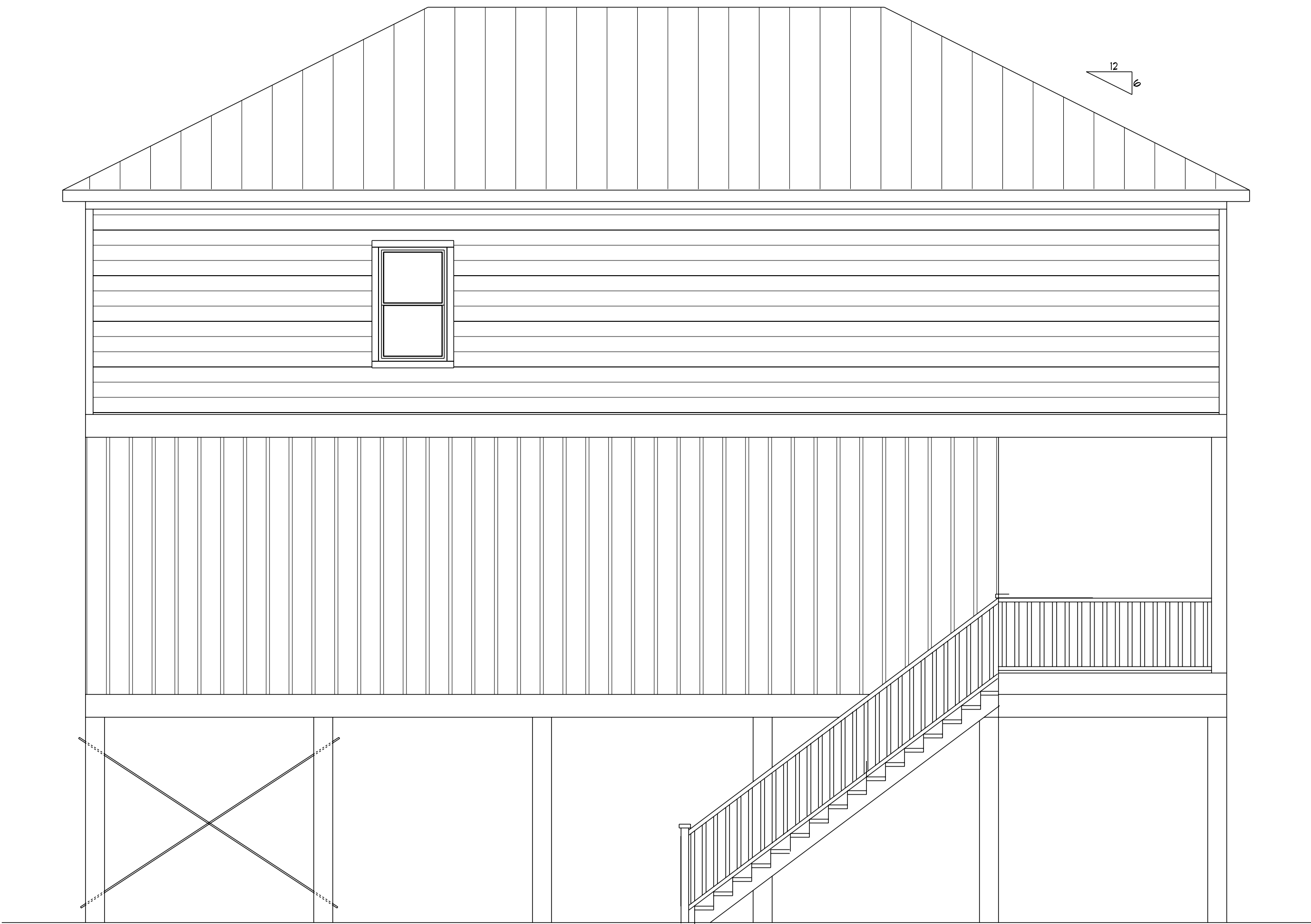
JOB NO: 112-25
DRAWN BY: R. Miller
CHECKED BY: R. Miller
DATE: 1/21/2025
SCALE: 1/4" = 1'



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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ELEVATIONS

JOB NO: 112-25
DRAWN BY: R. Miller
CHECKED BY: R. Miller
DATE: 1/21/2025
SCALE: 1/4" = 1'

SHEET NO:

A2

CRYSTAL VILLAGE COTTAGE SUBDIVISION
RESUBDIVISION OF LOTS 26, 57 AND 58 Block 2
UNIT TWO GULF SHORES ALABAMA
SLIDE 85-B
SECTION 19 TOWNSHIP 9 SOUTH RANGE 4 EAST
GULF SHORES, BALDWIN COUNTY, ALABAMA
DATE OF PLAT: NOVEMBER 18, 2025

State of Alabama)
Baldwin County)

The undersigned, Trent Wilson, Licensed Land Surveyor, State of Alabama, Bearded Turkey, LLC, Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owners, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as CRYSTAL VILLAGE COTTAGE SUBDIVISION, below described property situated in Baldwin County, Alabama.

Legal Description:
Lots 26, 57 and 58, Block 2 of UNIT TWO GULF SHORES ALABAMA as recorded in Slide 85-B in the Office of the Judge of Probate of Baldwin County, Alabama.

In Witness Whereof, we have hereunto set our hands this the _____ day of _____, 20____.

By: _____
Trent Wilson
Licensed L.S. #34764

By: _____
Edwin J. Spence
(Manager)

State of Alabama)
Baldwin County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Edwin J. Spence, whose name are signed to the foregoing certificate as (Manager) for Bearded Turkey LLC, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this _____ day of _____, 20____.

By: _____
Notary Public - Commission Exp: _____

CERTIFICATE OF APPROVAL BY BALDWIN EMC.

As authorized by BALDWIN EMC, the undersigned hereby certifies the approval of the above final subdivision plat for recordation with respect to required utility improvements and further certifies that all such required utility improvements are as delineated on that certain Preliminary Plat approved by the Planning Commission on _____ have been completed in a manner acceptable to BALDWIN EMC or that, if a performance bond or other means of performance guaranty has been provided in lieu of completion of some or all of such required utility improvements prior to final plat approval with the consent of the Planning Commission of the City of Gulf Shores, the conditions and amount of such performance guaranty with respect to those required utility improvements, if any, that have not been acceptably completed as of the date of this certificate are deemed adequate by and are acceptable to BALDWIN EMC.

Approved By: _____ Date: _____

Approved by the City of Gulf Shores Planning Commission. By approval of this subdivision plat the City of Gulf Shores assumes no responsibility for survey errors or for defects or deficiencies in the title to the property affected by the plat, and any such responsibility is hereby affirmatively disclaimed.

CERTIFICATION BY GULF SHORES UTILITIES

The Utilities Board of the City of Gulf Shores hereby certifies that, as of the date of this certification, potable water service is available and sanitary sewer service is available to the property described by this plat taken as a whole. The Board does not certify that the infrastructure necessary to provide potable water service and sanitary sewer service to the individual lots shown on this plat has been installed as of the date of this certification or will be installed in the future. Further, the Board makes no statement regarding and assumes no responsibility for any particular of this plat not associated with provisions of potable water and sanitary sewer service to the property described by this plat taken as a whole and hereby affirmatively disclaims any such responsibility.

Approved By: _____ DATE: _____
MANAGER

Approved by the City of Gulf Shores Planning Commission. By approval of this subdivision plat the City of Gulf Shores assumes no responsibility for survey errors or for defects or deficiencies in the title to the property affected by the plat, and any such responsibility is hereby affirmatively disclaimed.

APPROVED BY: PLANNING COMMISSION CHAIRMAN DATE: _____

APPROVED BY: PLANNING DIRECTOR DATE: _____

APPROVED BY: CITY ENGINEER DATE: _____

APPROVED BY: FIRE MARSHAL DATE: _____

CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING

The undersigned, as authorized by Baldwin County E-911 Board, hereby approves the road names as depicted on the map within plat and hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this _____ day of _____, 20____.

Authorized Representative

No authority to violate, cancel or set aside any of the provisions of the applicable regulations or laws of the City of Gulf Shores is intended, implied, or given.

WETLAND NOTICE

By approval of this plat, the Planning Commission of the City of Gulf Shores, makes no representation or warranty, either expressed or implied, that any lot delineated on this plat which may be encumbered by any wetlands or is or will be suitable for improvement or other development. Purchasers are on notice that improvement of property encumbered by wetlands will require separate permitting by Federal and/or State authorities under such law and regulations governing wetlands as may be in effect from time to time.

Purpose of Subdivision

The purpose of this subdivision is to create 17 single residence parcels with common areas.

The recording of this plat shall void, replace and supersede any previously recorded subdivisions of the parcel.

Subdivision covenants and restrictions have been recorded in the Office of the Judge of Probate of Baldwin County, Alabama in _____.

W LAGOON AVENUE
100' R/W

SCALE: 1"=20'

W
EYLAND
ILSON
SURVEYORS

www.eylandilson.com

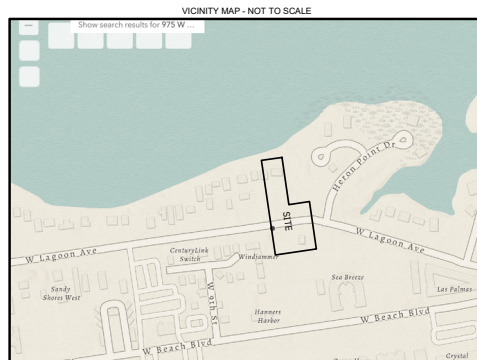
2202 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone (251) 875-7555

OWNER:
05-66-04-19-3-000-050-000
BEARDED TURKEY LLC
P.O. BOX 220
GULF SHORES, AL 36542

0 20 40 60

27

28



LEGEND

R
R/W
S.F.

RIGHT OF WAY
SQUARE FEET

SITE DATA

ZONING: BT-3

TOTAL AREA: 68,993 SF

NUMBER OF LOTS: 17

SMALLEST LOT: 1,472 SQ. FT.

LARGEST LOT: 19,196 SQ. FT.

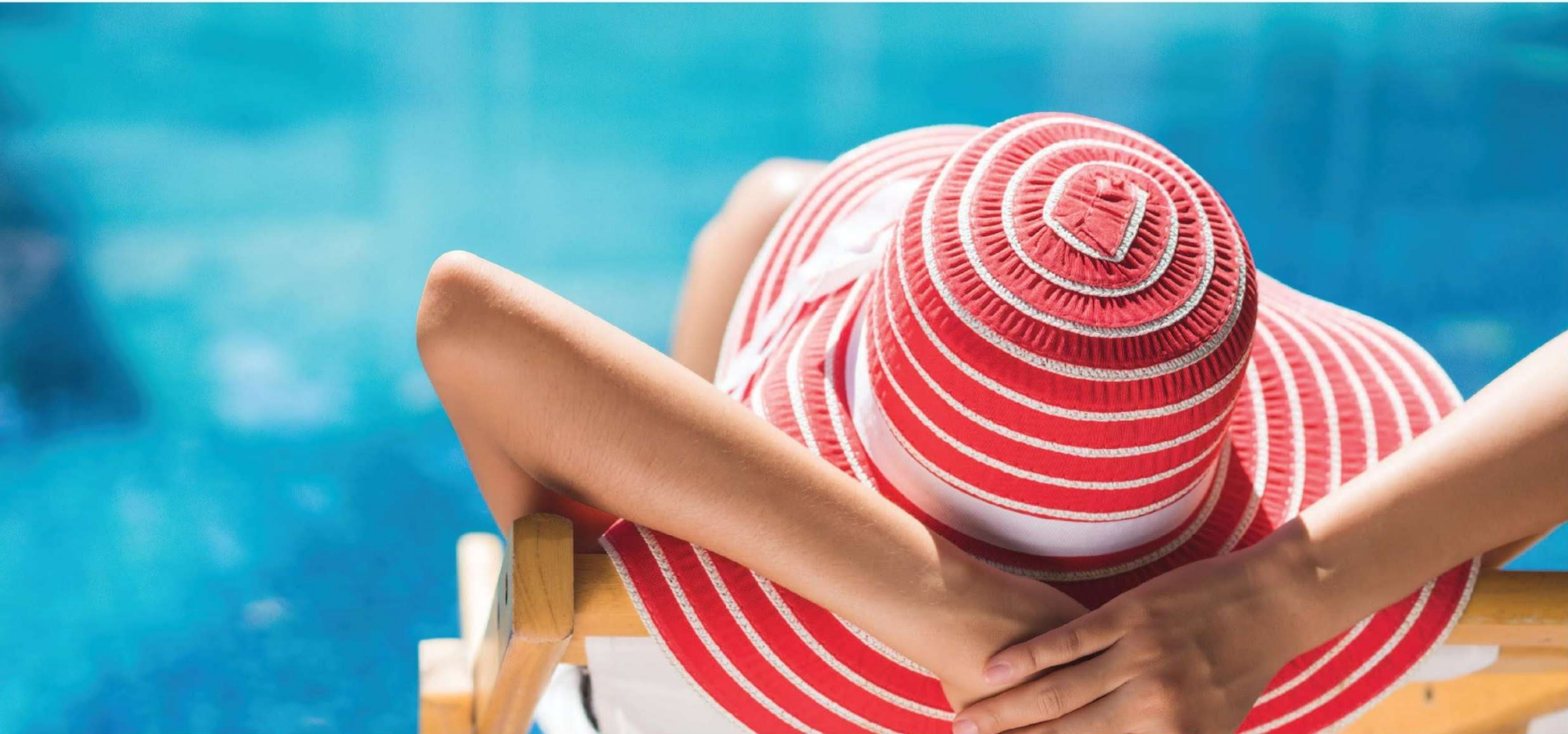
SETBACKS:

AS SHOWN ON INDIVIDUAL LOTS

LOT LINES WITHOUT SETBACKS SHOWN ARE 0'

NOTES:

1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS SCALED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 1003C1077M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE AE (1.5 FEET).
4. 431 LINEAR FEET OF NEW STREETS AS MEASURED ALONG CENTERLINE.
5. THE MAINTENANCE OF THE PRIVATE STREETS AND COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOA.
6. THERE IS A UTILITY EASEMENT ON ALL COMMON AREAS.



Crystal Village Cottages 5 Bedroom 5 Bathroom
\$106,464 - \$120,289 in Estimated Annual Gross Rent*

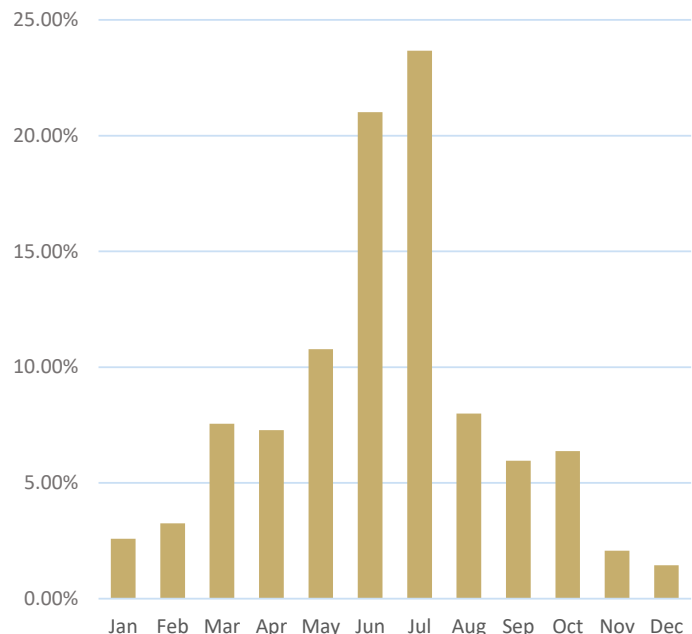
RENTAL INCOME PROJECTION

Crystal Village Cottages 5 Bedroom Homes Resort Amenities
West Beach Blvd, Gulf Shores, AL

Southern Vacation Rentals' Recipe for Success:

- **High Review Scores** - Guest experiences are the best marketing! Our goal is to keep your home's rating above a 4.5 with the help of our dedicated local team keeping your home perfectly maintained.
- **Dynamic Pricing** - Adapt to changing post-Covid consumer behaviors by ensuring your rates are competitive in the marketplace to drive conversion.
- **Promos** - Participating in Promotions drives longer lengths of stay, and shifts consumer behavior to optimize revenue.
- **Distribution** - Expand your reach by leveraging online travel agencies like Airbnb, Vrbo, Expedia, and regional channels alongside direct bookings to maximize demand capture.
- **Local Market Experts** - Working with a team of local experts will give you incredible insight into managing your property. Our Client Success Managers are your single point of contact connecting you with every department for seamless property management.

MONTHLY ESTIMATED REVENUE



Projected Income Range

\$95,000 - \$105,000

Homeowners who partner with Southern Vacation Rentals watch their rental income grow thanks to our dedicated local teams backed by big-company resources.

Projection Created on: 3/11/2026

The estimate provided is an initial gross rent projection based on information about the performance of similar vacation rental properties with the limited information we have on your specific property at the time of generating this document. Actual net rent proceeds could differ materially from this estimate and depend on many factors outside VTrip's knowledge or control at this time, such as the property's condition, layout, and furnishings; existing and future regulations; current and future economic, social, and political trends and conditions; and weather and environmental factors. VTrips makes no representations or warranties, express or implied, about the accuracy of this estimate. Gross and Net Rent proceeds do not include non-rent fees paid directly to VTrips to cover operational costs such as cleaning or channel costs. Therefore, you should not place undue reliance on statements in this document.

CONTACT INFORMATION

Diane Skelton 251-677-9233

dianeskelton@joinsouthern.com



Crystal Villages – 5 Bedroom Rental Projection

Investment Overview

Crystal Villages presents a strong short-term rental opportunity driven by **limited 5-bedroom supply** and consistent group travel demand.

Our analysis benchmarks comparable communities (Lost Dunes, West Side Cottages) and adjusts for key factors like layout, walkability, and beach access. Notably, **performance is driven more by bedroom/bath count and layout efficiency than exact beach orientation.**

Revenue Potential

Based on AirDNA data, internal performance sets, and normalized community comps:

- **5 Bed / 5 Bath: \$140,000 – \$150,000 annually**
- **5 Bed / 5 Bath + Den: \$155,000 – \$160,000 annually**

Note: Broader 5BR data skews higher due to standalone homes — projections above are adjusted for community inventory.

Key Value Drivers

- **Low supply** of true 5 bed / 5 bath homes
 - Optimized for **large group bookings**
 - **Lighted pathway + deeded beach access** (strong conversion driver)
 - High-performing layouts vs reliance on beachfront positioning
-

Estimated Annual Expenses

- **Management:** ~\$17,000
- **HOA:** \$4,000 – \$6,000
- **Utilities:** ~\$6,000
- **Maintenance:** ~\$2,500
- **Cleaning:** ~\$11,000

- **Property Taxes (~0.4%–0.5%): ~\$3,600 – \$4,500**
- **Sales/Lodging Tax (18% on \$90K taxable revenue): \$16,200**

👉 **Total Operating Expenses (Excl. Debt): ~\$60,300 – \$63,200**

Return Profile (Example Purchase)

Purchase Price: \$899,000

Closing Costs (~3%): \$27,000

Total Cost: ~\$926,000

Down Payment (20%): ~\$185,000

Performance Snapshot

- **Gross Revenue:** \$150,000 – \$155,000
 - **Net Operating Income (NOI):** \$91,800 – \$94,700
-

Debt Service (Annual)

- **Loan Amount:** ~\$740,000
- **Rate:** ~6.5%–7%

Annual Debt Service: ~\$55,000 – \$60,000

Cash Flow (After Debt)

Annual Cash Flow: \$34,700 – \$39,700

Cash-on-Cash Return

- **Unlevered:** 50% – 51%
 - **Levered (Realistic):** 19% – 21%
-

Bottom Line

Crystal Villages 5-bedroom homes sit in a high-demand, low-supply segment with strong fundamentals:

- **\$150K+ revenue potential**
- **~19–21% levered cash-on-cash returns**
- Durable performance driven by layout + capacity
- Additional upside through optimized design and marketing

Michael baffuto

President & CEO
mike@tranquilhideaways.com
(646)410-6816
tranquilhideaways.com

Crystal Village Lots 8 - 12 Proforma

Sales Price:	\$999,000.00
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Approximate Annual Gross Rents:	\$120,000.00
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Approximate Annual Expenses:

HOA Fee	\$392.00	\$4,704.00
Insurance:	Inc. Flood Ins.	\$6,500.00
Property & Personal Property Tax:		\$6,193.00
Rental Fee:	20.0%	\$24,000.00
Misc.		\$1,000.00
Utilities	\$375.00	\$4,500.00

Approximate Total:	\$46,897.00
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Approximate Net Proceeds:	\$73,103.00
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5/15/2026

Information provided herein is used for example purposes only. Current interest and utility rates are subject to change according to market conditions. Past rental histories are not necessarily indicative of future activity and are subject to change according to external forces. Management fees vary from company to company. The figure used herein is either an average rate or the specific rate charged by the particular management company currently managing this specific property. If the property is not currently in a rental program, the information provided herein is based on comparable properties and are based on the providers best estimates. None of the information provided herein, whether actual or estimated, should be construed as a guarantee of future performance. Purchaser is encouraged to seek advice from a qualified professional concerning potential tax consequences regarding to the contemplated purchase.