



TURQUOISE PLACE C1209: ANNUAL PROJECTED RENTAL RATE

MONTH	Projected Total Rental Rate	Projected Paid Nights
January	\$ 4,452.25	21
February	\$ 5,083.00	25
March/April	\$ 30,000.00	58
May	\$ 27,500.00	24
June/July	\$ 80,000.00	59
August	\$ 17,000.00	29
September	\$ 13,500.00	23
October	\$ 15,000.00	28
November	\$ 6,599.00	16
December	\$ 4,000.00	13
TOTAL PER YEAR	\$ 203,134.25	296

Alabama Getaway & Turquoise Place: Our History & Expertise

- * **Long-Standing Owner Relationships Since 2010:** Alabama Getaway has proudly managed Turquoise Place condos for over 15 years. We continue to manage the very first unit we onboarded in 2010 and currently oversee 17 premium condos at Turquoise Place. Of these, 9 have been with us for 5+ years, with several under our management for 10+ years — a testament to the deep trust our owners place in us and the consistent results we deliver.
- * **Dedicated TP Expertise:** Alabama Getaway maintains a specialized Turquoise Place team focused exclusively on cleaning, inspections, and maintenance — ensuring every property receives consistent, high-standard care tailored to the building's unique needs.
- * **Exceptional Guest Satisfaction: Across all Alabama Getaway-managed Turquoise Place condos:**
 - 1,152 total reviews (1,022 five-star reviews)
 - 4.9 average rating on VRBO and Airbnb
 - Premier Partner on VRBO and Superhost on Airbnb
- * **Selective, Performance-Driven Growth:** We grow through referrals only from trusted realtors and current owners. Our focus is never on managing the highest number of properties, but on maximizing revenue and performance for each individual condo we serve.

Data and Projection Notes

The table displays **projected annual owner rental rate revenue** for Turquoise Place C1209 pending certain updates are made that Alabama Getaway recommends to achieve top level performance at Turquoise Place. Alabama Getaway has data to support increased revenue when certain recommended updates are made. This revenue totals are based on actual current year and past year data from Alabama Getaway managed Turquoise Place four bedroom condos.

Note: All revenue figures shown are **gross owner rental rate revenue**. Owner expenses deducted from this total include: management fees and owner maintenance/upkeep fees. All guest paid fees and any guest damage costs **are excluded** from the figures we have provided in this report since those are extra fees added to the total shown and paid for by the guests.

Alabama Getaway has proudly managed area luxury properties since 2009 and condos at Turquoise Place since 2010 (we still manage the the first condo we started with at TP). We are a full-service property management company with dedicated, full-time departments including: reservations, guest services, owner relations, commercial laundry, and in-house housekeeping and maintenance.

We maintain a staff to property ratio of 3:1, and our staff is available to owners and guests 24 hours a day, 365 days a year. Our primary goals are to maximize owner revenue while delivering exceptional property care and first-class service to both owners and guests.