

Total Projected Gross Revenue: \$58,836

(From \$48,000 to \$71,000 based on market conditions and pricing)

Total Projected NET proceeds: \$48,246

(From \$39,000 to \$58,000 based on market conditions, pricing, and net of 18% commission)

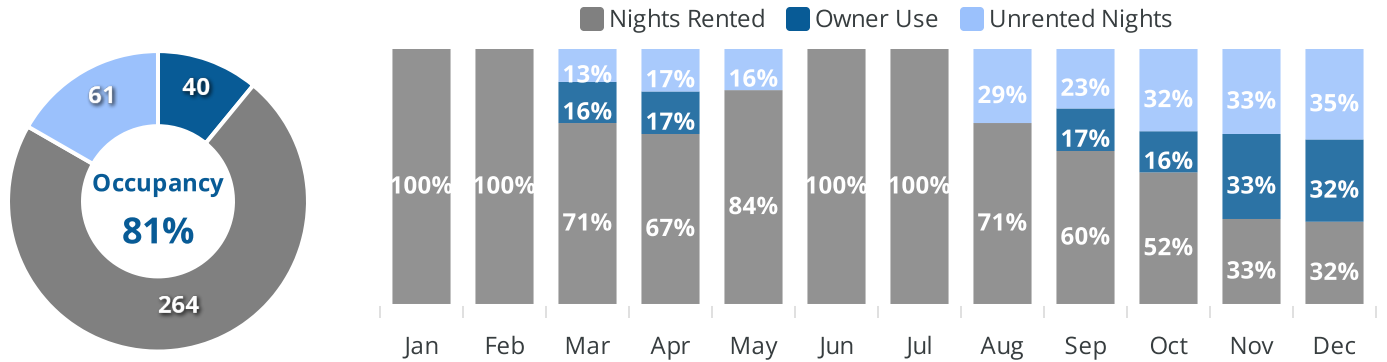
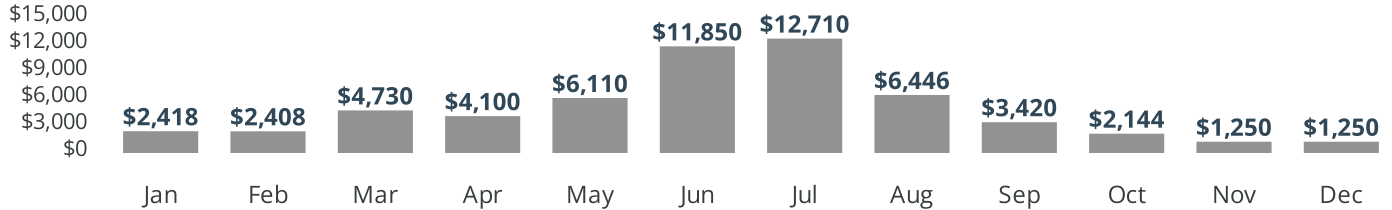
Total Projected Nights Rented
264

Total Days Owner Enjoyment
40

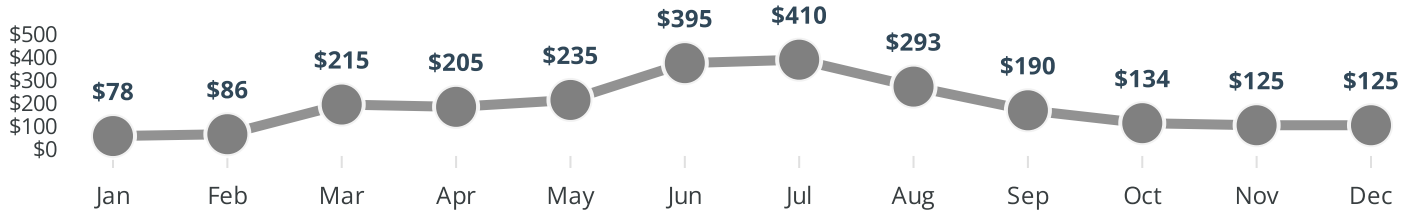
Occupancy
81%

Average Nightly Rate
\$223

Total Projected Gross Revenue: \$58,836



Average Nightly Rate: \$223



Rental Projections Prepared By

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February 17, 2025

Sensitivity Analysis

		Nights Rented				
		80%	90%	100%	110%	120%
Average Nightly Rate	80%	\$37,655	\$42,362	\$47,069	\$51,776	\$56,483
	90%	\$42,362	\$47,657	\$52,952	\$58,248	\$63,543
	100%	\$47,069	\$52,952	\$58,836	\$64,720	\$70,603
	110%	\$51,776	\$58,248	\$64,720	\$71,192	\$77,664
	120%	\$56,483	\$63,543	\$70,603	\$77,664	\$84,724

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Bedrooms 1 Bathrooms 1 Square Footage 801

Property Value / Listed Price \$545,000

Key Attributes

Looking for the perfect vacation property? This charming 1-bedroom, 1-bathroom beachfront condo on the 14th floor offers breathtaking Gulf views and is move-in ready. With fantastic amenities like indoor and outdoor pools, tennis courts, and a sauna, plus its prime location near dining, shopping, and entertainment in Orange Beach, this condo is an ideal spot for your next getaway!

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	\$78	0%	\$78	100%	\$2,418
February	Snowbird Season	28	0	28	28	0	\$86	0%	\$86	100%	\$2,408
March	Spring	31	5	26	22	4	\$215	0%	\$215	85%	\$4,730
April	Spring	30	5	25	20	5	\$205	0%	\$205	80%	\$4,100
May	Spring	31	0	31	26	5	\$235	0%	\$235	84%	\$6,110
June	Summer	30	0	30	30	0	\$395	0%	\$395	100%	\$11,850
July	Summer	31	0	31	31	0	\$410	0%	\$410	100%	\$12,710
August	Summer	31	0	31	22	9	\$293	0%	\$293	71%	\$6,446
September	Late Summer/Fall	30	5	25	18	7	\$190	0%	\$190	72%	\$3,420
October	Fall	31	5	26	16	10	\$134	0%	\$134	62%	\$2,144
November	Fall	30	10	20	10	10	\$125	0%	\$125	50%	\$1,250
December	Winter	31	10	21	10	11	\$125	0%	\$125	48%	\$1,250
Totals		365	40	325	264	61			\$223	81%	\$58,836

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