Phoenix Gulf Towers 1905

(2026) Estimated Cash Flow

Projected Rental Income & Management Fees	
2026 Projeted Rental Income	$110,000.00
Management Fees (12%)	$13,200.00
Owner Net Rental Income	$96,800.00

Itemized Annual Condo Expenses	
HOA Dues	$17,268.00
Property Taxes	$10,500.00
Electricity (Baldwin County)	$2,500.00
Contents Insurance	$900.00
Total Operating Costs	$31,168.00

Projected Cash Flow & ROI Analysis

Projected Cash Flow

$65,632.00

Projected Rental Income ROI

+3.9%

Itemized Performance Projections	
Gross Rental Income (Projected)	$110,000.00
Management Fees (12%)	$13,200.00
Owner Net Rental Income	**$96,800.00**
Condo Operating Expenses	$31,168.00
Projected Positive Cash Flow	**$65,632.00**