Phoenix Gulf Towers 2207

(2026) Estimated Cash Flow

Projected Rental Income & Management Fees	
2026 Projeted Rental Income	$90,000.00
Management Fees (12%)	$10,800.00
Owner Net Rental Income	**$79,200.00**

Itemized Annual Condo Expenses	
HOA Dues($1,300 / Mo)	$15,600.00
Property Taxes	$8,500.00
Electricity (Baldwin County)	$2,000.00
Contents Insurance	$800.00
Total Operating Costs	**$26,900.00**

Projected Cash Flow & ROI Analysis

Projected Cash Flow

$52,300.00

Projected Rental Income ROI

+3.7%

Itemized Performance Projections

Gross Rental Income (Projected)	$90,000.00
Management Fees (12%)	($10,800.00)
Owner Net Rental Income	**$79,200.00**
Condo Operating Expenses	($26,900)
Projected Positive Cash Flow	**$52,300.00**