

1733 W Beach Blvd • Gulf Shores, Alabama

Luxury Gulf-Front Vacation Rental Investment Opportunity

6 Bedrooms • 3 Bathrooms • Private Heated Pool • Direct Gulf Front
Excellent opportunity to own a proven vacation rental with immediate income and future upside.

Rental Performance & Revenue Outlook

Performance	Amount	Details
2024 Actual Gross Income	\$160,000	Historical rental income
2026 Confirmed Bookings	\$134,500	Booked as of July 31, 2026
Estimated Stabilized Gross Income	\$195,000–\$205,000	With strong marketing & management
After Interior Refresh	\$215,000–\$225,000	Updated furnishings & coastal décor

Estimated Annual Operating Expenses

Expense	Estimate
Property Taxes	\$11,266
Insurance (Wind & Flood)	\$24,444
Electric	\$3,600
Water / Sewer	\$1,200
TV / Internet	\$1,200
Pool Maintenance	\$2,160
Maintenance & Repairs	\$9,600
Management Fee (20%)	\$39,000–\$45,000
Total Estimated Expenses	\$92,000–\$98,000