

Revenue Potential Analysis

450 S Breakers Lane
Fort Morgan, AL

Lance Gooch
Vacation Homes Collection
lance.gooch@vacationhomescollection.com
(251) 355-2625
www.vacationhomescollection.com

Performance Projections

High Performer



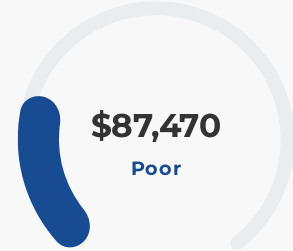
Well maintained home. Minimal owner usage during peak season. Minor décor updates.

Expected



Performance that we expect given a property of this size and this location.

Low Performer



Minimal updates. High owner usage during peak season. Guest challenges.

Positives

- ✓ Beautiful water views
- ✓ Close to popular attractions
- ✓ Large hosting capabilities

Areas of Opportunity

- ✗ None.

Revenue Factors

Location Premium

Prime location near downtown attractions and restaurants.

Seasonal Demand

Peak season rates can be 40-60% higher due to weather patterns.

Realtor Contact Information

Shelli Chambley 251-923-9072, LPT Realty LLC

Amenity Value

Premium amenities like hot tubs and game rooms justify higher pricing.



About Vacation Homes Collection

- **Vacation Homes Collection properties are listed on the most impactful marketing channels.** Owners have their properties individually marketed on Airbnb, VRBO, Expedia, Google, and more.
- **Professional property management with 24/7 guest support.** Our dedicated team handles all guest communications, check-ins, and emergency situations around the clock.
- **Data-driven pricing optimization maximizes revenue.** Our owners benefit from dynamic pricing strategies.

The projections include a fair amount of owner personal use. Please contact us to discuss modifications to this pro forma projections that may be in alignment with your personal use and rental objectives.

Bedrooms	n/a	Bathrooms	n/a	Square Footage	n/a
Property Value / Listed Price	n/a				
Key Attributes	Traditional home with updated decor - 2 minute walk to beach				
Property Link	n/a				