

Revenue Potential Analysis

1355 West Lagoon Avenue

Gulf Shores, AL

Lance Gooch

Vacation Homes Collection

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Performance Projections

High Performer



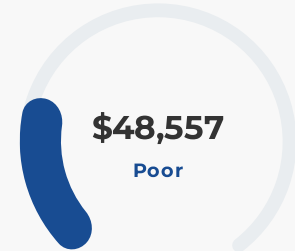
Well maintained unit. Minimal owner usage during peak season. Minor décor updates.

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

- ✓ Spectacular water views
- ✓ Close to popular attractions
- ✓ Very attractive amenities

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

Bobby Walker 251-210-9099,
BELLATOR REAL ESTATE
LLC GULF SHORES

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.

Bedrooms	n/a	Bathrooms	n/a	Square Footage	n/a
Property Value / Listed Price	n/a				
Key Attributes	n/a				
Property Link	n/a				