



903 West Beach Boulevard,
Gulf Shores, AL, USA
Market: Gulf Shores/Mobile Submarket: Gulf Shores
2 Bed 1.5 Bath 4 Guests



🏠 Operating Expenses

💰 Net Operating Income

📈 Cap Rate

\$26K

\$31.8K

12.94%

\$57.8K
Projected Revenue

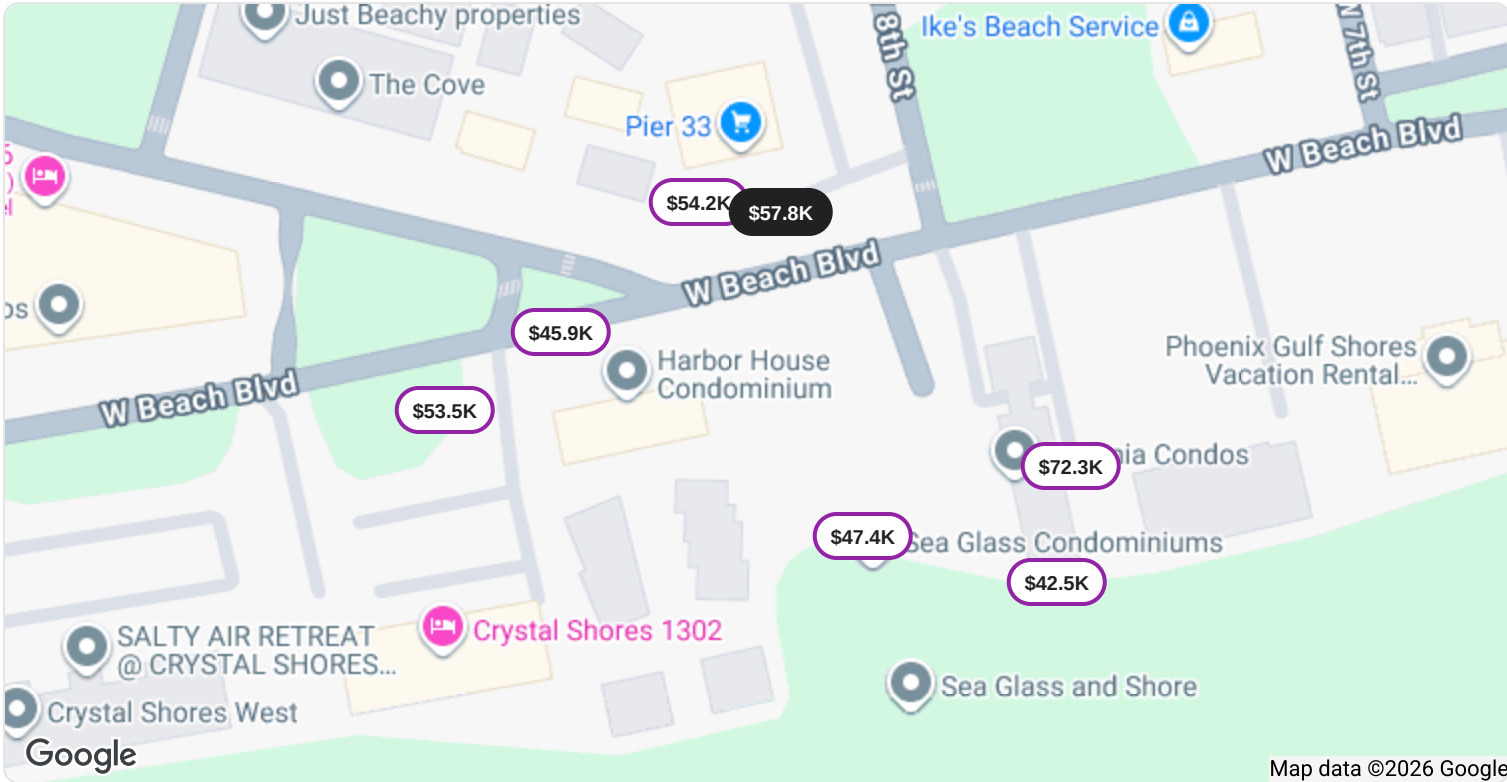
48.4%
Occupancy

\$327.3
Average Daily Rate

High
Confidence Score

Comparable short-term rental listings Custom Comps

Title	Bedrooms	Baths	Revenue Potential	Days Available	Revenue	Occupancy	ADR
Sea Glass 412 - New Unit! Beachside! Resort Pool!	2	2	\$54.7K	359	\$53.5K	55.7%	\$287.8
Sea Glass 213: Resort-style Pool, Beachfront!	2	1.5	\$49.4K	317	\$42.5K	54.5%	\$331.8
Sea Glass #306 GulfFront 2BR/1.5BA steps to beach!	2	1.5	\$50.2K	290	\$45.9K	54.3%	\$405.8
Sea Glass 416: Gulf Views, Zero-Entry Pool!	2	1.5	\$58.1K	343	\$54.2K	69%	\$324.8
Sea Glass 405 Haven on the Sand, Direct Gulf Front	2	1.5	\$70.7K	209	\$47.4K	85.6%	\$318
Sea Glass 404 - 2 BR Gulf Front Sleeps 6	2	1.5	\$72.7K	338	\$72.3K	68.2%	\$337.7



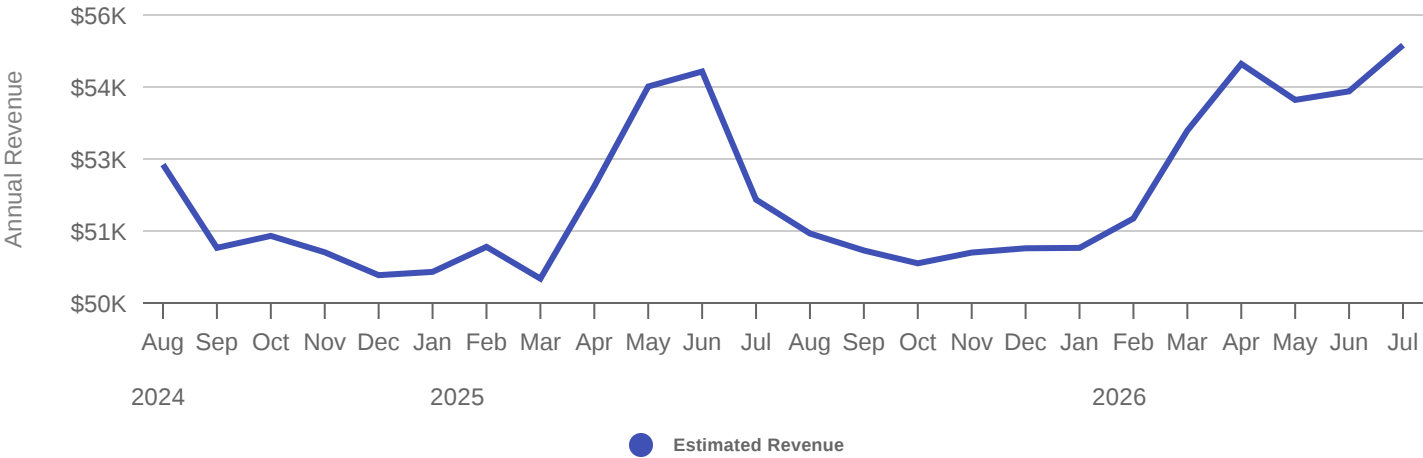
Comparable short-term rental amenities

 Air Conditioning	100%	 Parking	67%
 Dryer	100%	 Pool	100%
 Heating	100%	 Cable TV	100%
 Hot Tub	33%	 Washer	100%
 Kitchen	100%	 Wireless Internet	100%

What is the projected monthly revenue over the next year?



How has the annual projected revenue changed over time?



How does the revenue calculator work?

When an address is entered, a list of comparable short-term rentals is compiled and an index is created based on relevance. The more similar a property, the more weight it has on the calculation. It also factors in market-wide metrics such as seasonality, rental demand, and revenue growth.

How are the financial numbers determined?

After the projected revenue is created, we use that amount to generate common expenses associated with running a short term rental. The operating expenses include items such as HOA fees and taxes. The net operating income is calculated by removing the operating expenses from the projected revenue and the cap rate is telling you how much this property can yield.