

Info Sheet

Phoenix I 1022

HOA: Gulf Corp Services - Laura Mills - 251.948.1937 ext. 7191
email: lauram@gulfcorpservices.com

Dues: \$736.00 / monthly

Included: association management, internet, common area insurance / maintenance, trash, sewer, pool, cable, water, recreational facility upkeep.

Expenses:

Baldwin EMC: \$110 monthly on average

HO6: \$1,079.00 Annual Base Premium (Johnson & Johnson)

Rental info / Property Management:

Young's Suncoast Realty & Vacation Rentals

2025: \$30,000 (Base Rent)

2024: \$35,800 (Base Rent)

2023: \$49,135 (Base Rent)

These rental numbers are base rent and excludes any taxes or fees paid by guests.

Amenities:

- BBQ Area
- Hot Tubs
- Fitness Facility
- Outdoor Pool
- Indoor Pool
- Kids Splash Pad
- Tennis Courts
- Batting Cage
- Basketball Court
- Racquet Ball Court
- Arcade

Unit Upgrades:

- Popcorn Ceilings Removed
- Tile Floors throughout
- New Water Heater in 2023
- New HVAC in 2021
- Unit remodeled in 2021