

THE LIGHTHOUSE #812

📍 455 EAST BEACH BLVD, GULF SHORES, AL 36542



2 BEDROOMS • 2 BATHS • BUNK ROOM • 1,161 SF • \$704,900

HOA INFORMATION:

HOA dues: \$735/monthly - covers association management, trash, sewer, water, common area insurance/taxes, building/grounds maintenance, cable/internet, and reserve funds.

ASSOCIATION CONTACT:

Lighthouse Condominium Association, Inc.
251-975-0350 (office)
LighthouseCOA@gmail.com

EXPENSES:

2025 Property Taxes: \$4,981.02
H06 Insurance: \$1,500/year
Electric: \$140/month (1,680 year) average

ASSESSMENTS:

2026 Insurance Assessment was \$932 (paid)

UNIT FEATURES:

- Sold fully furnished/turnkey
- Renovated in January 2026
- Set up to accommodate 8 guests
- Ideal 8th floor location
- Updated LVP flooring throughout

BUILDING AMENITIES:

- Outdoor pools (one zero-entry)
- Outdoor hot tubs
- Indoor heated pool
- Fitness center + sauna
- BBQ grilling area
- Multi-level parking garage
- 5 elevators
- Pet-friendly (owners only)
- Easy walk to restaurants, shopping, and entertainment

RENTAL INFORMATION:

Self-managed rental.
123 guest reviews and **Exceptional 9.6/10**
Rating on VRBO.

REVENUE HISTORY:

VRBO Gross (+ Direct Bookings)	vs.	VRBO Gross
2025 - \$50,664	(Note: Condo offline 3 months for remodel)	\$46,574
2024 - \$52,072		\$47,179
2023 - \$54,498		\$50,027
2022 - \$57,935		\$48,164
2021 - \$68,949		\$62,998

All information deemed reliable but not guaranteed.

