

ENGEL & VÖLKERS

TOP 10

VACATION INVESTMENTS

In Partnership with **HARRIS**
VACATIONS

GENERAL INFORMATION ⁽¹⁾							Estimated Cash Flow			Return
Rank	Address	City	Price	Remodel/ Furniture Estimate	Sq Ft	Bd	Rental Projetction	Expense (Incl. Mgmt Fee)	Cash from Operations	Cap Rate ⁽²⁾
1	3772 Ponce De Leon Court	Gulf Shores	\$3,200,000	\$50,000	5,500	11	\$392,000	(\$139,923)	\$252,077	7.8%
2	6334 Sawgrass Drive	Gulf Shores	\$3,249,900	\$10,000	3,430	7	\$300,000	(\$125,348)	\$174,652	5.4%
3	217 Clipper Drive	Pensacola	\$1,190,000	\$6,000	2,495	5	\$112,500	(\$52,908)	\$59,592	5.0%
4	1761 W Beach Boulevard	Gulf Shores	\$2,999,999	\$50,000	3,934	7	\$259,833	(\$104,460)	\$155,373	5.1%
5	5 1305 W Beach Boulevard	Gulf Shores	\$4,675,000	\$10,000	5,400	11	\$400,000	(\$175,170)	\$224,830	4.8%
6	1653 W Beach Boulevard	Gulf Shores	\$3,650,000	\$10,000	4,215	8	\$305,000	(\$133,440)	\$171,560	4.7%
7	1336 W Lagoon Avenue	Gulf Shores	\$1,790,000	\$50,000	3,540	6	\$145,000	(\$62,114)	\$82,886	4.5%
8	477 Buchanan Court	Gulf Shores	\$899,000	\$6,000	1,709	4	\$80,000	(\$42,878)	\$37,122	4.1%
9	1377 W Beach Boulevard	Gulf Shores	\$6,342,755	\$10,000	8,401	15	\$465,000	(\$214,101)	\$250,899	3.9%
10	3222 Sea Horse Circle	Gulf Shores	\$1,850,000	\$10,000	2,917	6	\$140,000	(\$75,339)	\$64,661	3.5%

Engel and Volkers Gulf Shores

4780 Wharf Parkway East F105
Orange Beach, AL 36561

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