

2169 WEST BEACH BLVD

GULF SHORES, ALABAMA

Lowest Price Beach Front HOME ON WEST BEACH

OFFERED AT \$1,899,000

TURNKEY GULF-FRONT INVESTMENT | RARE WEST BEACH OPPORTUNITY

PRESENTED BY

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exp Realty

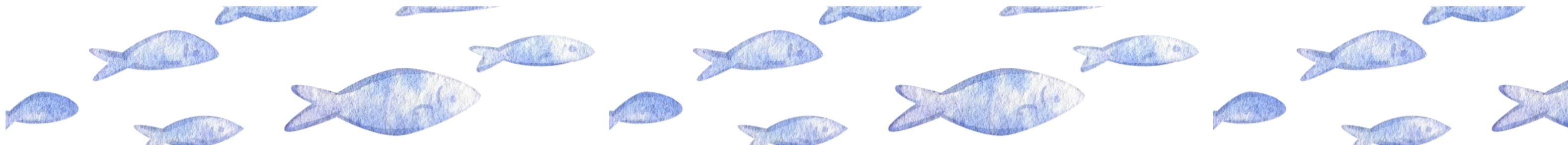


Executive Summary

Gulf-front 4BR/3BA coastal home offering immediate income potential and long-term appreciation. Sleeps 11+ with the ability to accommodate larger groups. Fully furnished and turnkey. Major capital improvements include:

- 2025 exterior paint
- 2024 impact windows and doors
- 2018 wind-resistant roof with gutters
- James Hardie siding
- 2023 LVP flooring
- 2024 renovated kitchen with granite island, double ovens, wine cooler, and Bosch appliances

Pet-friendly, zoned HVAC, custom trim, crown molding, and a wood-burning fireplace enhance guest appeal. Space is available beneath the home for a future private pool, offering additional revenue upside.



FINANCIAL PROJECTION

Projected Gross Income: \$184,000

Expenses:

- Management (18%) – \$33,120
- Cleaning – \$18,000
- Maintenance – \$7,500
- Utilities – \$9,500
- Insurance – \$11,000
- Taxes – \$12,191

Total Expenses: \$91,311

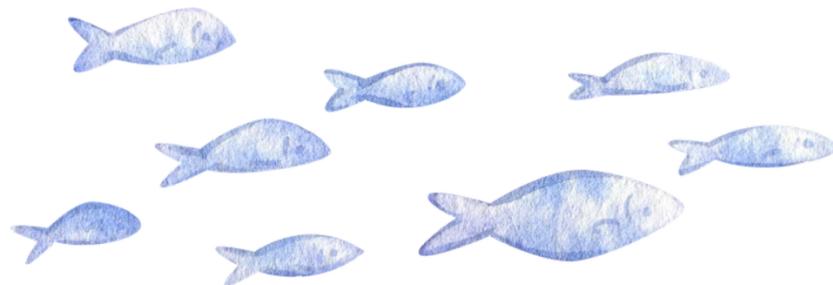
NOI: \$92,689

Cap Rate: 4.9%

Financing example (25% down):

Estimated annual payment ~\$113,000

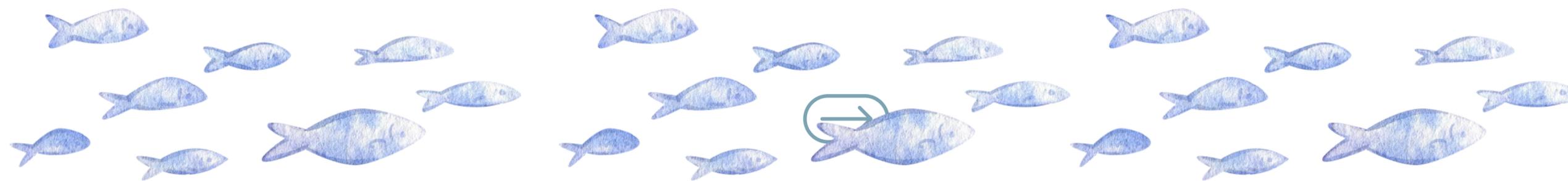
Positioned as appreciation + lifestyle investment.



– WHY THIS PROPERTY MAKES MONEY

- Direct Gulf Front (limited inventory)
- West Beach low-density location
- Sleeps 11+ (high-demand group size) Potential for more!
- Pet friendly (increases occupancy)
- Fully turnkey (no startup costs)
- Major capital updates completed
- Room to add private pool

Pool upside: +\$25K–\$50K annual revenue potential



FEATURES & UPGRADES

Exterior

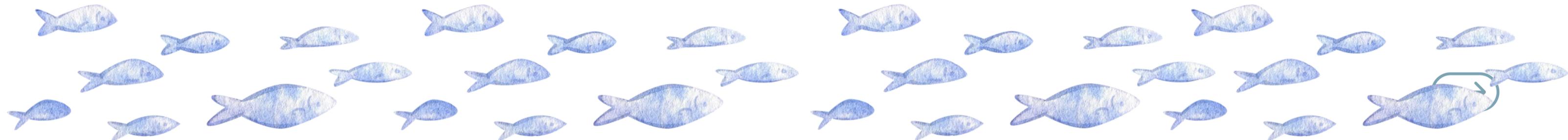
- Impact glass (2024)
- New paint (2025)
- Wind-rated roof (2018)
- Hardie siding

Interior

- LVP (2023 main level)
- Pergo upper level
- Crown molding
- Custom trim & built-ins
- Updated lighting
- Zoned HVAC

Kitchen (2024)

- Granite island
- Double ovens
- 5-burner cooktop
- Separate ice maker
- Wine cooler
- washer/dryer



LOCATION ADVANTAGE



- Gulf Front on West Beach
- ~2 miles to The Hangout
- Quiet low-density corridor
- Wide beaches
- Strong repeat visitor demand
- Close to dining, shopping, and Gulf State Park

West Beach remains one of the most stable and desirable short-term rental markets in Gulf Shores.

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exp Realty

INVESTMENT SNAPSHOT

Price: \$1,899,000

4 Bedrooms | 3 Bathrooms

Sleeps 11+ with potential for more!

Fully Furnished & Turnkey

Pet Friendly

Projected Income: \$184,000

NOI: \$92,689

Cap Rate: 4.9%

Value-Add: Pool potential +\$25K-\$50K annually



FLOOR PLAN

