Crystal Beach Oceanfront STR $100K+/yr Built-In Equity Front Row $625,000

Asset Quality: B | Neighborhood Quality: B | Year Built: 2014

Consistent $100K+ income with $108,515 in 2023, $101,664 in 2024, and $102,462 in 2025. True beachfront property with 258 reviews and a 9.6 rating providing strong social proof and repeat demand. Seller purchased for $835K and is motivated, creating a clear equity opportunity at ~$625K. Recent updates to major systems reduce near-term capex. Fully furnished and professionally managed.

LISTING 2496 GILMORE

Sale Price:	$ 625,000	*Cap Rate*	6.66%
Cash Needed (25% down + cc)	$ 162,500	*Cash on Cash*	3.17%
P&L	**Monthly**	**Annual**	
Projected Income	$ 10,063	$ 120,750	

Mortgage PMT (6.75% Int)	$ 3,040	$ 36,484
Taxes	$ 1,042	$ 12,500
Maint Reserve	$ 201	$ 2,415
Management	$ 1,509	$ 18,113
Utilities	$ 1,400	$ 16,800
Insurance	$ 687	$ 8,240
Landscaping	$ 150	$ 1,800
Supplies / Toiletries	$ 200	$ 2,400
Cleaning Fees	$ 700	$ 8,400
HOT Tax + Platform Fees (7%)	$ 704	$ 8,453
OPEX	$ 6,593	$ 79,120
Cashflow	$ 429	$ 5,146
NOI (Income - OPEX)	$ 3,469	$ 41,630