

THE SANDESTIN® ADVANTAGE



Sandestin® Rental Management and Owner Relations is the only company that can provide services on-site and in-house across the resort. Through the support of 500+ year-round team members, our owners and their guests can experience our dedication to exceptional service with 24/7 reservations and check-in desk, guest services and concierge assistance, housekeeping services and on-site engineering.

Village Complex - 2 Bedroom

Includes Pilot House, Market Street Inn, Observation Point North & South
Top Rated - Majority of Updates Complete

Gross Rental Revenue

Average	\$36,284
Minimum	\$33,262
Maximum	\$40,662
Guest Nights	136
Owner Nights	23

Potential rental income is based on actual historical data from similar properties. This does not factor owner usage or individual features specific to a property. Contact our team for more specific rental averages for a property.

- We consistently drive a higher rate by using our exclusive dynamic pricing tool to **maximize revenue**.
- **Resort amenities** included for guests and the rental owner other companies cannot provide.
- **On-site** marketing, reservations, guest services, engineering, housekeeping, and property management.
- **Our only focus is renting properties inside the gates of Sandestin®**
- Dedicated Rental Manager with **expertise in the neighborhoods** they are assigned.
- **Secure owner's website** to view monthly statement, rental calendar, and make owner reservations.
- Ability to **customize** the rental program based on the individual property and intended use of the owner.
- Simple, worry-free management with **only one annual fee** that includes all bedding, housewares, routine maintenance, and more!



For more information and details on the exclusive benefits of the Sandestin® Rental Program, contact us at 850.267.4389 or SanRentalSales@sandestin.com

Total Projected Gross Revenue: **\$32,487** (From \$26,000 to \$39,000 based on market conditions and pricing)

Total Projected NET proceeds: **\$25,990** (From \$21,000 to \$31,000 based on market conditions, pricing, and net of 20% commission)

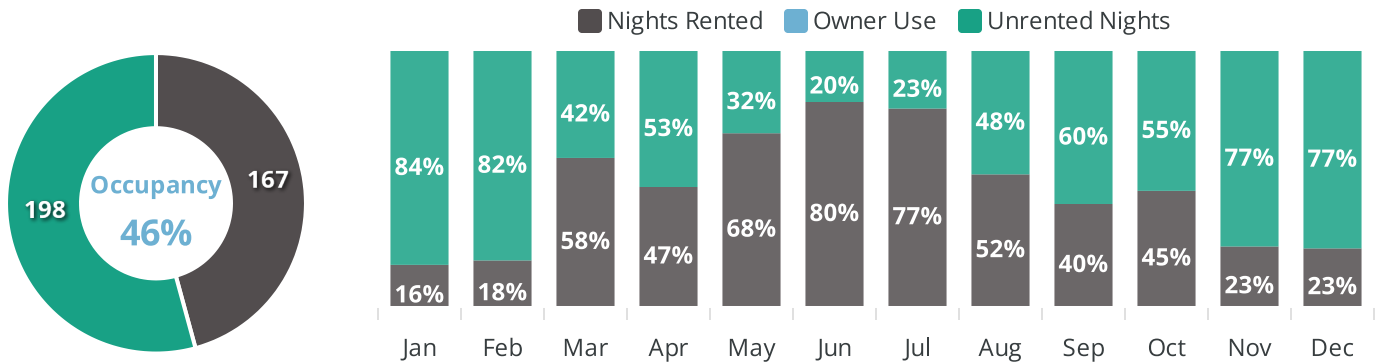
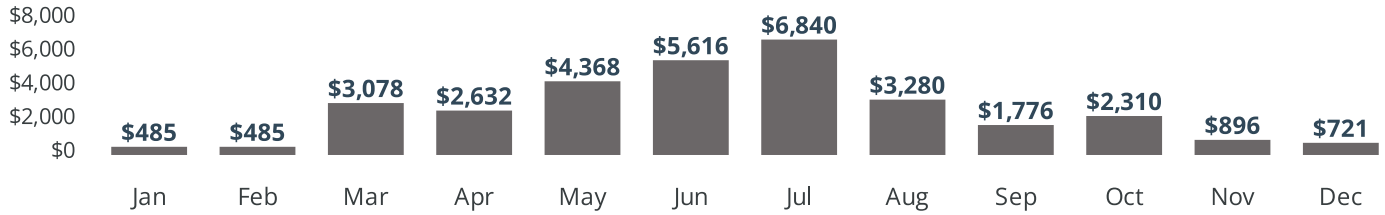
Total Projected Nights Rented
167

Total Days Owner Enjoyment
0

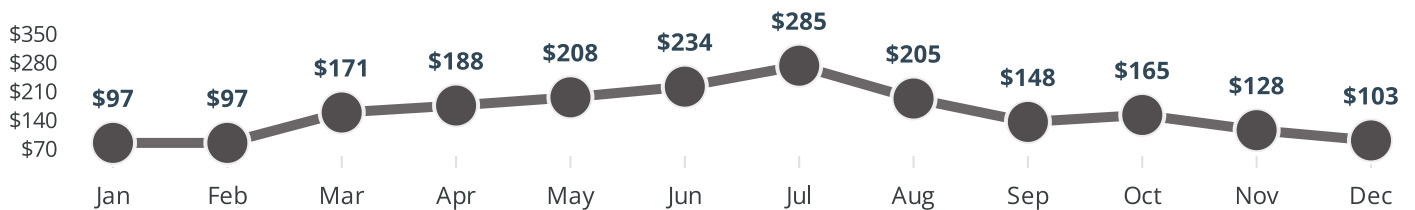
Occupancy
46%

Average Nightly Rate
\$195

Total Projected Gross Revenue: \$32,487



Average Nightly Rate: \$195



Rental Projections Prepared By

Kimberly Balzli

kimberly@bestbeachgetaways.com

850.326.8885

www.bestbeachgetaways.com

June 2, 2026

Sensitivity Analysis

		Nights Rented				
		80%	90%	100%	110%	120%
Average Nightly Rate	80%	\$20,792	\$23,391	\$25,990	\$28,589	\$31,188
	90%	\$23,391	\$26,314	\$29,238	\$32,162	\$35,086
	100%	\$25,990	\$29,238	\$32,487	\$35,736	\$38,984
	110%	\$28,589	\$32,162	\$35,736	\$39,309	\$42,883
	120%	\$31,188	\$35,086	\$38,984	\$42,883	\$46,781

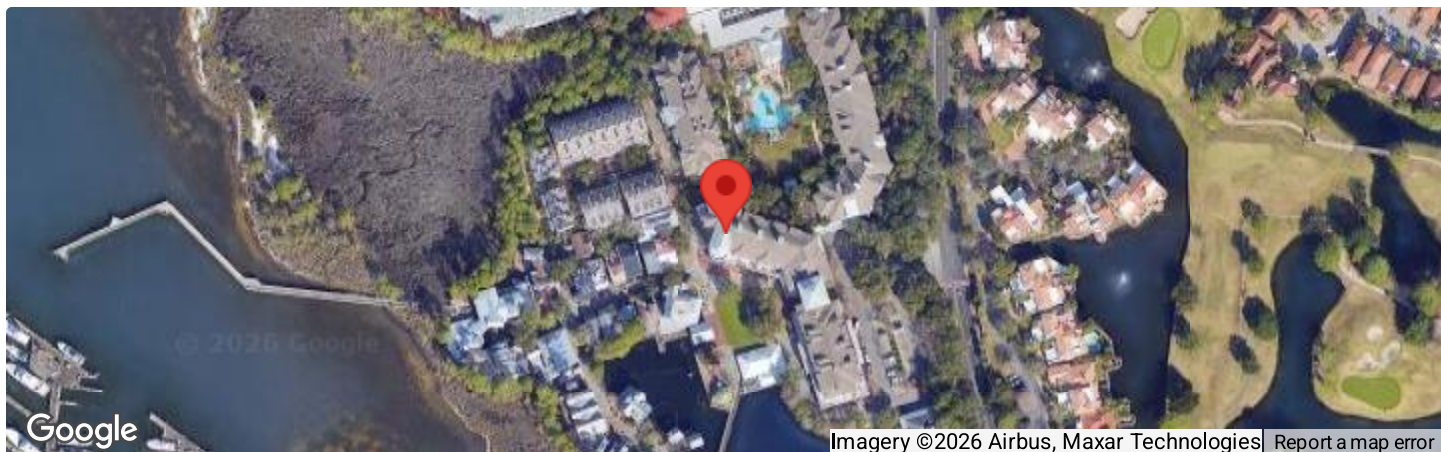
This projection is prepared considering current market demand for 2025/2026.

Bedrooms	2	Bathrooms	2	Square Footage	834
Property Value / Listed Price	n/a				
Key Attributes	n/a				
Property Link	https://www.vacasa.com/unit/1011579				

Month	Season	Number of Days	Owner Use	Available Nights	Nights Rented	Unrented Nights	Target Rates	Acceptable Discount	Lowest Target Rate	Occupancy %	Gross Revenue
January	January	31	0	31	5	26	\$97	0%	\$97	16%	\$485
February	February	28	0	28	5	23	\$97	0%	\$97	18%	\$485
March	March	31	0	31	18	13	\$171	0%	\$171	58%	\$3,078
April	April	30	0	30	14	16	\$188	0%	\$188	47%	\$2,632
May	May	31	0	31	21	10	\$208	0%	\$208	68%	\$4,368
June	June	30	0	30	24	6	\$234	0%	\$234	80%	\$5,616
July	July	31	0	31	24	7	\$285	0%	\$285	77%	\$6,840
August	August	31	0	31	16	15	\$205	0%	\$205	52%	\$3,280
September	September	30	0	30	12	18	\$148	0%	\$148	40%	\$1,776
October	October	31	0	31	14	17	\$165	0%	\$165	45%	\$2,310
November	November	30	0	30	7	23	\$128	0%	\$128	23%	\$896
December	December	31	0	31	7	24	\$103	0%	\$103	23%	\$721
Totals		365	0	365	167	198			\$195	46%	\$32,487

Julie Endsley
Gulf Realty
julie@gulfrealty30a.com

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Property Details

Legal Description

UNIT 543 GATEWAY CONDO AND FRACTIONAL INTEREST IN ALL COMMON AREAS AND APPURTENANT LIMITED COMMON ELEMENTS AS DESC IN OR

County

Walton

Bedrooms

0

Home Type

Condo

Pool

No

Hot Tub

No

Square Feet

0

Parcel Number

26-2S-21-42011-000-0543

Parcel Account Number

1052485

Valuation Details

Sale Amount

\$455,000.00

Sale Date

2023-09-18

Improved Value

\$295,549.00

Total Value

\$295,549.00

Tax Year Assessed

2025

Market Value

\$388,563.00