

OFFERING MEMORANDUM
Shoreline Breeze
2223 W Beach Boulevard | Gulf Shores, AL 36542

PROPERTY OVERVIEW

Shoreline Breeze is a rare Gulf-front retreat with 75.7 feet of private beachfront on the highly sought-after West Beach stretch in Gulf Shores, Alabama. This 3,116 SF, 3BR/4BA raised beach home is fully furnished, professionally managed by Beachball Properties, and operates as a successful short-term rental. Everything conveys—including furnishings, décor, electronics, and rental systems—making this a truly turnkey investment.

INVESTMENT HIGHLIGHTS

- Direct Gulf Front – 75.7 feet of private beachfront
 - Professionally Managed by Beachball Properties
 - Turnkey Rental Operation – all furnishings and systems convey
 - No HOA – no restrictions on short-term rentals
 - Strong Annual Revenue – proven short-term rental income
 - Flood Zone VE – elevated construction meets FEMA guidelines
 - Tax Assessed Value (2024): \$1,857,400
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ACTUAL RENTAL PERFORMANCE (Trailing 12 Months)

- Gross Rental Revenue: \$98,710
 - Average Daily Rate (ADR): \$410
 - Average Stay Revenue: \$2,275
 - Guest Nights Booked: 240.7
 - Owner Nights Used: 26
 - Days Booked in Advance: 107
 - Property Type: 3BR Gulf-Front Home
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PROPERTY DETAILS

- Year Built: 1997
- Total Living Area: 3,116 SF
- Lot Size: 0.491 acres (75' x 298')
- Bedrooms/Baths: 3 / 4
- Stories: 2
- Structure Style: Raised Beach
- Construction: Wood frame, slab & piers
- Roof: Metal

- Zoning: Single Family Residential
 - Parking: 3+ carport spaces & additional on-site
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FEATURES & AMENITIES

- Spacious open-concept living with panoramic Gulf views
 - Granite countertops, stainless appliances
 - Three separate living/lounge areas (ideal for guests)
 - Direct Gulf access, outdoor shower, storage spaces
 - Modern finishes and stylish furnishings
 - Multiple decks and balconies for indoor-outdoor living
 - Central electric HVAC | Tile, laminate & carpet floors
 - Turnkey: Includes everything—furniture, TVs, linens, utensils
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UTILITIES & FINANCIAL

- 2024 Property Taxes: \$12,258.84
 - Flood Zone: VE (Base Flood Elevation 14–15 ft)
 - Utilities: Baldwin EMC, Gulf Shores Utilities
 - Waterfront Footage: 75 ft on the Gulf of Mexico
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ACCESS & LOCATION

Located just 4.2 miles west of Hwy 59 in Gulf Shores, this property offers privacy with close proximity to shops, dining, and entertainment. Positioned directly on the Gulf side of W Beach Blvd, it is nestled in a peaceful yet accessible corridor with strong rental demand.

 GPS: 30.237549° N | -87.759463° W

For financials, rental history documentation, or to schedule a private showing, contact: