
Owner Income Summary

St. Simons Inn by the Lighthouse — Fourteen Units Offered
609 BEACHVIEW DRIVE · ST. SIMONS ISLAND, GEORGIA

Owner Net is what each unit returned to its owner after the fifty-fifty rental split with the Association and after annual dues, real estate taxes, and contents insurance. Gross revenue and occupancy figures for each unit are provided separately in the offering packet.

Unit	2024 Full Year	2025 Full Year	Two-Year Average	2026 Through Aug. 31
107	\$17,715	\$15,646	\$16,681	\$10,148
108	\$13,381	\$9,946	\$11,664	\$6,392
109	\$15,558	\$11,640	\$13,599	\$7,798
114	\$7,491	\$7,651	\$7,571	\$5,144
116	\$7,190	\$6,041	\$6,616	\$4,502
117	\$7,532	\$5,452	\$6,492	\$5,478
203	\$10,639	\$9,794	\$10,217	\$8,785
204	\$9,492	\$8,524	\$9,008	\$8,696
205	\$13,924	\$11,195	\$12,560	\$8,483
208	\$11,959	\$8,615	\$10,287	\$6,452
210	\$7,729	\$5,062	\$6,396	\$5,061
212	\$6,295	\$5,428	\$5,862	\$4,944
214	\$11,833	\$11,285	\$11,559	\$7,111
302	\$15,168	\$11,630	\$13,399	\$8,461
All 14	\$155,906	\$127,911	\$141,909	\$97,456
Average	\$11,136	\$9,137	\$10,136	\$6,961

Owner Net is calculated as one-half of gross rental revenue, less \$4,800 in annual Association dues and approximately \$1,680 in real estate taxes and contents insurance. 2024 and 2025 are complete calendar years. 2026 figures are actual results through August 31 and do not represent a full year; dues, taxes, and insurance have been prorated to eight months for comparability. The Two-Year Average column averages the 2024 and 2025 full-year results only.

Figures are compiled from the Association's monthly owner revenue reports. Prospective purchasers should review the complete offering packet and rely on their own examination of the property and its records. Past performance is not a representation of future results.