

## Property Details

CONTROL: Buyers Broker VALUE: \$500,000  
LOAN: \$0  
EQUITY: \$500,000

TITLE: French Riviera Condo  
TYPE: Resort Property  
HAVE: Condo for investment and/or personal use in Cannes (beautiful waterfront major European conference city). Rent 30 days for expenses and have for personal use rest of time.  
WEBSITE URL: <https://www.linkedin.com/feed/update/urn:li:activity:7385428998559973376>  
ADDRESS: 8 place du commandant maria, Cannes, United States Minor Outlying Islands  
BENEFITS TO NEW OWNER: Beautiful French Riviera Investment for 3 to 5 major conference Personal Use remainder of time Possible Seller Financing Fully furnished/equipped

GROSS SCHEDULED INCOME: \$50,000 Projected  
VACANCY LOSS: \$1  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$20,000  
NOI: \$29,999  
DEBT SERVICE: \$0  
CASH FLOW: \$29,999  
CAP RATE: 6.00%

**SOUTH FRANCE  
CONDO  
FOR SALE**  
8, place du Commandant Maria  
06400 Cannes, France

**HIGHLIGHTS**

- Walking distance to Palais des Festivals, Rue d'Antibes and Croisette beachfront
- Two to three bedroom accommodating 6-10 guests
- Includes 2 terraces with city and park views
- Kitchen is fully fitted, furniture stays
- Adjacent to park and a few blocks to train
- Property is secure, has an elevator, garage and storage unit
- High rental income potential



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MOTIVATION: Helping elderly with animals

REMARKS: Opportunity to own an investment fully furnished and/or personal residence in South France. Within 1 km to all convention center, beach, shops, train, & restaurants. Balcony on both sides of condo with park and city views. Client seeking 460k Euro.

OWNER:

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